Chicago Music and Dance Theater

Phase I Environmental Assessment

319 E. Illinois Street
Chicago, Illinois

April 12, 1994

Mr. David A. Black
Vice President, Property Development
Chicago Music and Dance Theater
c/o U.S. Equities Development, Inc.
20 N. Michigan Avenue, Suite 400
Chicago, Illinois 60602

RE: Phase I Environmental Assessment of the Proposed Chicago Music and Dance Theater Site at 319 E. Illinois Street, Chicago, Illinois – STS Project No. 24418-XB

Dear Mr. Black:

STS Consultants, Ltd., on behalf of the Chicago Music and Dance Theater, has completed the Phase I Environmental Assessment for the above referenced property. The purpose of this report is to present the results of the site history review, database review, and the site and vicinity walkover. Our conclusions and opinions with respect to actual or potential environmental impairment of the property are included.

Please call if you have any questions or comments regarding the information presented in this report. Upon receipt of your comments, we will prepare the final report. We appreciate the opportunity to be of service to you.

Respectfully,

STS CONSULTANTS, LTD.

Robin DiNardo
Assistant Project Scientist

Richard G. Berggreen
Principal Geologist

chcproj.24418-XB.rpt.wp5.jtn

PHASE I ENVIRONMENTAL ASSESSMENT OF PROPOSED CHICAGO MUSIC AND DANCE THEATER SITE AT 319 E. ILLINOIS STREET CHICAGO, ILLINOIS

CHICAGO MUSIC AND DANCE THEATER
C/O U.S. EQUITIES DEVELOPMENT, INC.
20 N. MICHIGAN AVENUE
SUITE 400
CHICAGO, ILLINOIS 60602

24418-XB

APRIL 12, 1994

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319 E. ILLINOIS STREET
CHICAGO, ILLINOIS

1.0 PROJECT OVERVIEW

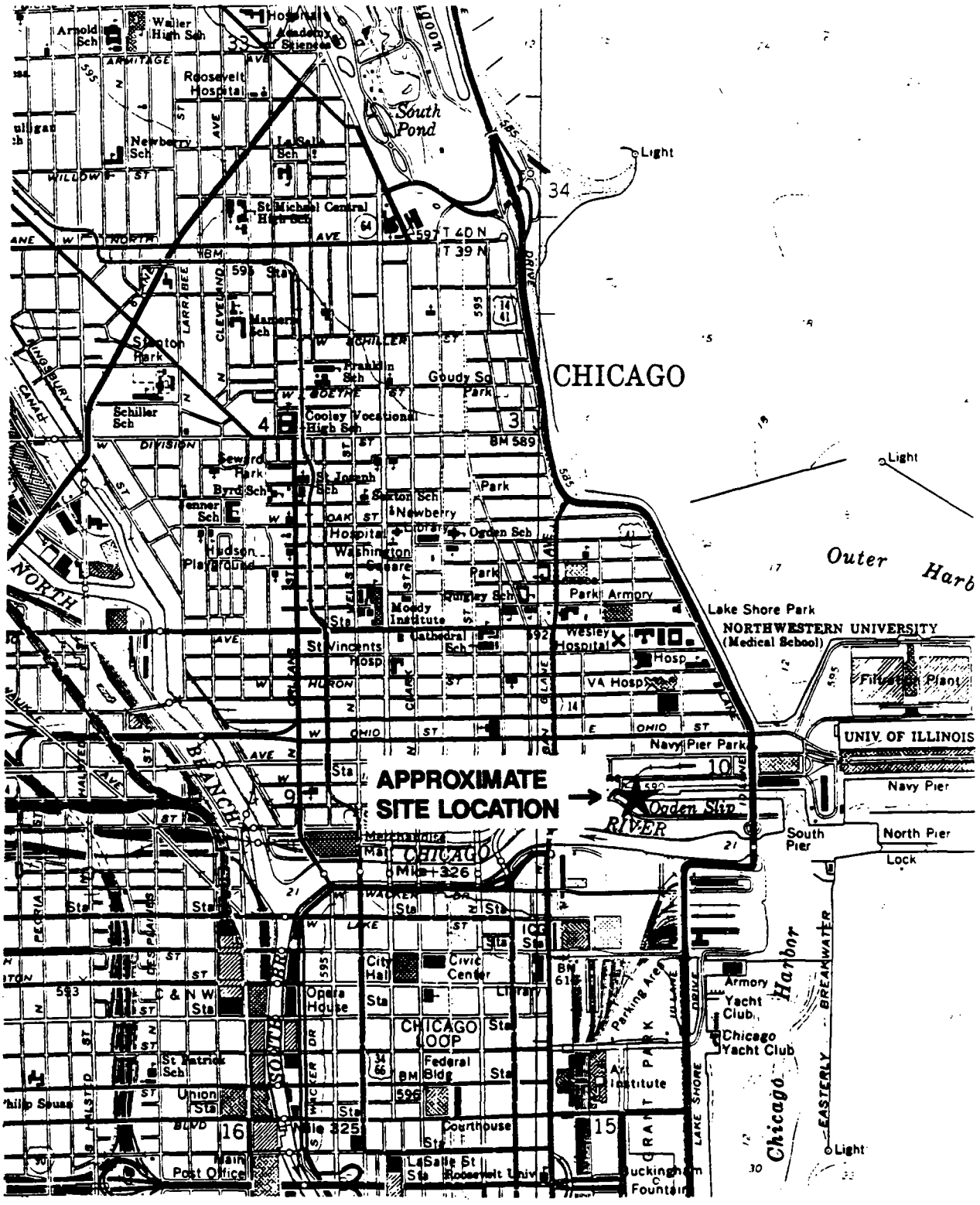
1.1 Project Description and Objectives

STS Consultants, Ltd. (STS) was requested by David Black of U.S. Equities Development on behalf of the Chicago Music and Dance Theater to perform a Phase I Environmental Assessment of the property at 319 E. Illinois Street, Chicago, Illinois (see site location diagram in Figure 1). The 44,075 square foot site in downtown Chicago is currently vacant and contains lawn grass. The subject site is in the center of a larger grassy area bounded by E. Illinois Street to the north, New Street to the east, E. North Water Street to the south, and Park Drive to the west (see site delineation in Figure 2).

The objectives of this Phase I Environmental Assessment are three-fold:

- Provide data to characterize or represent existing environmental conditions at the property or document the need for further environmental exploration.

- Qualify the level of environmental risk and associated liability, particularly with regard to the likelihood that conditions at the property resulting from past and present land use and operations may prompt State or Federal agency requests for additional exploration or remediation. Description of any identified risks and liabilities may include recommendations for methods to reduce the risks and/or liabilities.



REFERENCE: U.S. GEOLOGICAL SURVEY, CHICAGO LOOP, IL QUADRANGLE, 1978.

STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT

SITE LOCATION DIAGRAM
CHICAGO MUSIC & DANCE THEATER
CITYFRONT CENTER
CHICAGO, ILLINOIS

DRAWN BY	KKB	3-4-94
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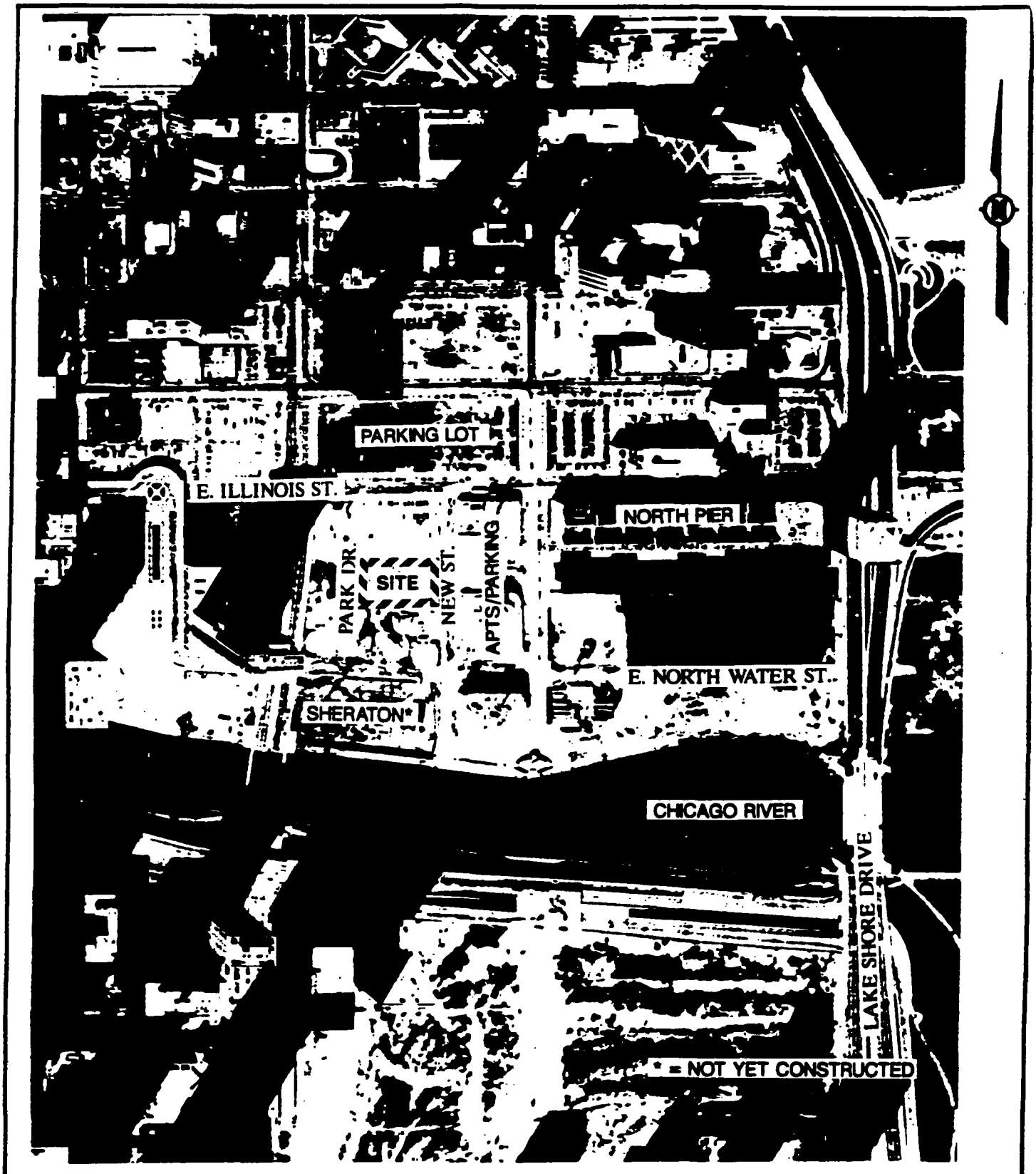
APPROVED BY	RCD	3-4-94
SCALE 1"=2000'±	FIGURE NO. 1	
STS DRAWING NO. 24418-XB		



AERIAL SOURCE: NORTHEASTERN ILLINOIS PLANNING COMMISSION, DATED MARCH 20, 1990.

STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT

SITE AERIAL PHOTOGRAPH
CHICAGO MUSIC & DANCE THEATER
CITYFRONT CENTER
CHICAGO, ILLINOIS

DRAWN BY	KKB	3-4-94
CHECKED BY		
APPROVED BY	RCD	3-4-94
SCALE 1"=400'±	FIGURE NO. 2	
STS DRAWING NO. 24418-XB		

- Demonstrate "due diligence" and good faith to support potential future defense against claims under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) for residual environmental impairment. It should be recognized that the success of any defense under CERCLA, as amended, or any comparable state or local law applicable to the property cannot be determined at this time. It is therefore understood that the preparation of a Phase I Environmental Assessment as described herein does not constitute a warranty by STS with respect to Chicago Music and Dance Theater's ability to assert any defense under CERCLA or any comparable state or local law.

1.2 Scope of Services

The scope of services provided by STS consisted of three tasks. Task 1 included the retrieval and review of readily available historical information on land use for the subject property and vicinity in order to evaluate the potential for environmental impairment resulting from past land use. Current Federal and State regulatory agency database information was also reviewed in order to evaluate the property and vicinity for past or potential sources of environmental impairment. Appropriate State and Federal agency personnel were interviewed concerning various research findings. Task 2 consisted of a walk-over of the property and vicinity to observe for actual or potential environmental impairment sources. This task also included an overland surface gamma radiation survey of the subject property. Task 3 consisted of compiling and evaluating the data obtained in Tasks 1 and 2, and preparing the report.

2.0 PROCEDURES

2.1 Task 1 -- Site and Vicinity History/Database Review

To determine past uses of the property and vicinity, STS reviewed readily available sources of information from as early as 1906 including City Directories, United States Geological Survey (USGS) topographic maps, Sanborn Fire Insurance maps, aerial photographs, and previous geotechnical investigations and environmental assessments of the site and vicinity. A complete list of the references is included in Appendix A. A 75 year title and environmental lien search of the property was requested from Title Services, Inc. of Wheaton, IL. Current Federal and State database listings for hazardous waste and other potential environmental contamination sites were obtained from VISTA Environmental Information, Inc. for the subject property and vicinity, and were reviewed by STS Consultants, Ltd. to identify possible areas of concern.

The database listings that VISTA provided consisted of the United States Environmental Protection Agency's (USEPA) National Priorities List dated January, 1994, the USEPA CERCLIS List dated November, 1993, the USEPA RCRA List dated July, 1993, the State Priority List dated July, 1993, the State LUST Incident List dated October, 1993, the State UST List dated September, 1993, and the state List of Solid Waste Landfills, Incinerators, and Transfer Stations dated January, 1994. The complete VISTA Database Review is included in Appendix B.

As required by ASTM 1528, the Transaction Screen Questionnaire was given to Chicago Dock and Trust (the site owner) for reply. A copy of the completed questionnaire is found in Appendix C.

2.2 Task 2 -- Site and Vicinity Walkover

STS conducted a walkover of the property and vicinity on March 3, 1994. This walkover included observations of the subject property and adjacent properties for evidence or sources of actual and/or potential environmental impairment, and an overland gamma radiation survey of the property. Site and vicinity observations were documented with representative photographs, some of which are included in Appendix D.

2.3 Task 3 -- Data Evaluation and Report Preparation

This report has been prepared following the collection and review of available information and observations of the site and vicinity conditions. This report presents the findings of these tasks and presents conclusions regarding the potential for environmental impairment of the subject property. Our opinion regarding the need for any further environmental investigations at the subject property is also provided.

3.0 RESULTS

3.1 Site and Vicinity History

The subject site was once a part of the early shoreline of Lake Michigan until Government Pier (Navy Pier) was extended out into the Lake in the mid-19th Century. As a consequence of pier construction, natural sedimentation processes filled and exposed the area with beach sand. Geologic maps show that Ogden Slip was constructed by 1898.

The earliest detailed map obtained for the subject property is a 1906 Sanborn Fire Insurance Map. This map shows the Michigan Canal (Ogden Slip) running through the subject site. Illinois Wallpaper Company and D.B. Scully Syrup Company are on the south side of Illinois Street north of the subject site. Areas denoted in the Illinois Wallpaper facility are a storage and sample room, a drying room, and a printing and rolling room. Items noted in the D.B. Scully facility include a jelly floor, a rock candy floor, a shipping floor, and a syrup kettle area. No chemical storage areas are denoted in either of these facilities. Barry Brothers Transportation Company dock warehouses are located on the north side of the Michigan Canal; no detail is given concerning this building. The south side of the Michigan Canal is occupied by a furniture warehouse and farther south of the subject site is a warehouse of the Canada Atlantic Transit Company. A small 40 gallon gasoline tank is noted off the far southwest corner of the Transit Company warehouse, but does not appear on later fire maps. Other buildings in the vicinity are occupied by similar businesses, such as Cobb Cocoa Company, Manierre-Yoe Syrup Company, Wakem and McLaughlin Importers warehouses, and James H. Rice Company Glass and Paint warehouses.

The 1928-1929 Polk Directory for the City of Chicago lists the D.B. Scully Syrup Company to occupy 319 E. Illinois Street.

A 1939 USGS Chicago Loop Quadrangle Map shows the Michigan Canal to run through the subject site, and the surrounding downtown area is almost completely occupied by buildings, though no details as to the type of structures are available from this source.

The 1950 Sanborn Fire Insurance Map of the subject property shows that the warehouse and shipping department of Curtis Candy Company plant #2 occupies the building formerly containing Illinois Wallpaper Company on the north side of the subject site. The building formerly occupied by Barry Brothers dock warehouses is no longer present on the north bank of the Michigan Canal. Curtis Candy has another facility (plant #1) located on the south bank of the Michigan Canal on the south end of the subject site, and the former furniture warehouse is no longer present. Several iron syrup and sugar storage tanks are denoted on the Curtis Candy site. Farther south, the Canada Atlantic Transportation freight transfer warehouse is occupied by a dock and warehouse of the Chicago Tribune, with a paper roll storage area. The warehouses of several other industries are located in the vicinity.

The 1953 USGS Chicago Loop Quadrangle Map shows the Michigan Canal similar to that seen in the 1950 Sanborn Fire Map. Due to the heavy development in downtown Chicago, USGS quadrangle maps of this date or older no longer denote the presence or absence of specific buildings in the area.

In the 1963 USGS Chicago Loop Quadrangle Map, Michigan Canal is labelled Ogden Slip. The Slip appears to be configured in much the same manner as the Canal, except for the lack of a slight protrusion to the north near the middle of the subject site. The Chicago Tribune Tower is noted 2 blocks west of the subject site.

The 1972 USGS Chicago Loop Quadrangle Map shows the site and vicinity to resemble that seen in the 1963 quadrangle map.

The 1975 Sanborn Fire Insurance Map shows the Michigan Canal to traverse the subject site. The Curtis Candy plant #2 and D.B. Scully Syrup Company formerly located on the north edge of the subject site are no longer present. This area contains parking, and no buildings are shown on the north bank of the Canal from approximately Fairbanks to McClurg Court. The former Curtis Candy plant #1 on the south bank is occupied by the Inland Sugar Division of American Molasses Company. The remaining vicinity appears to have changed little.

Aerial photos of the vicinity taken in 1976 show the familiar heavily developed downtown area characteristic of a large, metropolitan city, with various high-rise office buildings and parking lots discernible. This photo shows that the north side of the Canal is used as parking, and the south bank is occupied by the same configuration of buildings as seen in the 1975 Sanborn Fire Map when American Molasses was on-site. Parking lots are present to the north, northwest, and northeast of the subject site, and North Pier Terminal is about one block east. Farther south of the subject site, the warehouse used by the Chicago Tribune is present along the south side of E. North Water Street.

The 1978 Haines Directory for the City of Chicago contains no listing for 319 E. Illinois Street.

A 1980 aerial of the subject site and vicinity show the site to still be cut through by Ogden Canal. The parking lot north of the canal is undeveloped, but appears to contain numerous construction trucks and trailers. The south bank of the Canal is still occupied by the American Molasses facility.

In a 1982 aerial photograph of the site, construction is underway about 1 block west of the subject site to extend Columbus Drive across the Chicago River. The parking lot on the north bank of the Canal appears to be used as public parking, and the south bank is occupied by the same configuration of buildings as seen in the 1980 aerial photograph. The remaining vicinity appears to have changed little compared to the 1980 aerial.

The 1985 Haines Directory for the City of Chicago contains no listing for 319 E. Illinois Street.

A 1987 aerial photograph of the subject site shows that the Ogden Slip has been filled in to its present position, terminating at the west end of the North Pier building. STS geotechnical reports for the Ogden Slip project indicate that construction began late in 1986 and was completed in early 1987. According to Sanborn Fire Insurance Maps, sometime between 1975 and 1987 the American Molasses facility was sold to the Revere Sugar Corporation. In the 1987 aerial photograph, the buildings for both the Revere Sugar Corporation and the Chicago Tribune warehouse are no longer present, and the south bank of the Canal is free of buildings from Columbus to Lake Shore Drive. The area formerly on the north bank of the canal on the northern edge of the subject site appears to be used for public parking. Farther north on the north side of E. Illinois Street, parking lots are present from Columbus Drive to McClurg Court. The Columbus Drive bridge and extension are completed. Construction has begun on Park Drive on the west edge of the subject site.

In a 1990 aerial photograph, New Street has been constructed along the east side of the subject site, and farther east of the subject site on the east side of New Street is a low-rise apartment building and garage. The remaining vicinity appears similar to that seen in the 1987 aerial photograph.

The 1993 Haines Directory for the City of Chicago contains no listing for 319 E. Illinois Street.

STS requested that a 75 year title and environmental lien search of the subject site be performed by Title Services, Inc., of Wheaton, IL. Mr. Marshall Snow, Lead Attorney for Title Services, stated that the subject site was difficult to trace due to numerous issues. These issues include changes in Chicago River boundaries, street vacations and dedications on the site and vicinity, air, surface, and subterranean rights of the subject site, the several divisions and subdivisions of the subject site, that the site was previously part of the Michigan Canal (Ogden Slip), and the number of leases, mortgages, and amendments pertaining to the subject site. After a month-long work effort, the site was traceable in available public records records back to 1987. Mr. Snow stated that he had utilized available city, state, and county records. A letter written by Title Services detailing the title and environmental lien search effort is found in Appendix E. Title Services has been in operation since 1972, and Mr. Snow has been in his practice since 1979.

3.2 Geologic Setting

STS representatives were present on a part-time basis during the filling of the Ogden Slip in late 1986 to early 1987. STS personnel observed the fill materials delivered to the site and monitored the progress of the filling operations. According to a March 26, 1987 STS report, unsuitable fill materials such as rebar, organic matter, boulders, building rubble, or other debris (in particular concrete or rubble exceeding the 8 inch maximum size criteria) were identified and the contractor removed these from the fill stockpiles. The report concluded that "the fill materials placed west of the cutoff wall in the former Ogden Slip are free of any significant amounts of building rubble or boulders over 8 inches in size and most soft or unsuitable materials... However, it should be recognized that there is a possibility that zones

of less well compacted fill are present within the slip area and that some occasional larger pieces of concrete or unsuitable debris are buried within the site due to the nature of the filling operations and the part-time observation services provided".

STS had performed other geotechnical work in the area before the Slip was filled. According to results of 25 soil borings taken in June, 1986, from an area bounded by Grand Avenue to the north, the Chicago River to the south, Columbus Drive to the west, and Lake Shore Drive to the east, the soil stratigraphy consists of a zone of fill of depth ranging from 2 to 12 feet below grade. The composition of this fill material varied greatly and included silty clay, organic clay, sand, cinders, and building rubble. STS project experience in downtown Chicago has consistently found trace levels (between 1 and 50 ppm) of volatile organic compounds (VOCs) and polynuclear aromatic compounds (PNAs) in fill materials due to the abundance of coal and waste cinders contained within.

Beneath this fill was a fine sand stratum extending to depths of -10 to -25 CCD (Chicago City Datum). The fine sand was generally saturated and was probably placed during a massive filling operation, including both natural sedimentation and dredging of the waterways, which created the land in the mid to late 1800s. Beneath the sand, soft to medium silty clay was encountered at elevations of -36 to -50 CCD and was underlain by stiff to very stiff silty clay from elevations of -63 to -72 CCD. Beneath this, a sandy clay hardpan was encountered in scattered areas.

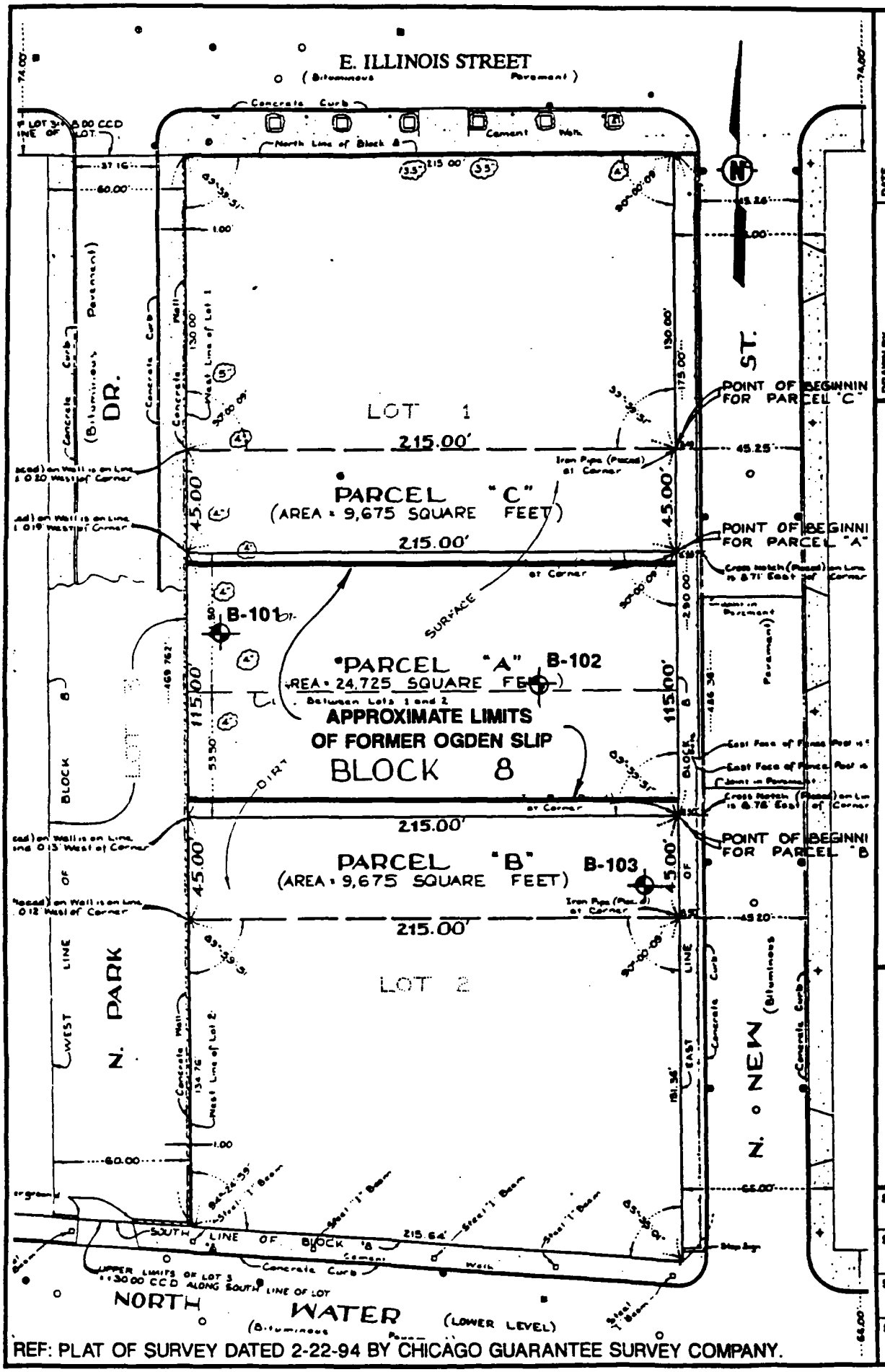
Based on observations made during drilling operations in 1987 in the vicinity, the groundwater table is estimated to be at an elevation of approximately 0 CCD. Since this water table is located near the ground surface at a depth of 8 to 10 feet and within granular materials, it may be directly influenced by variations in precipitation, evaporation, surface runoff, and the water levels of nearby Lake Michigan and Chicago River. Variations in the

groundwater level (1 to 5 feet) in this area are normal and should be anticipated. Deep borings performed at sites in the vicinity encountered a deeper water level which occurred within zones of sand and silt. This deeper water was generally found between elevations of -55 CCD and -65 CCD, and may also be present at the subject site.

Two soil borings taken in 1989 from locations in the grassy area to the north and south of the subject site were submitted for laboratory analysis. The soil samples were analyzed for EPTOX heavy metals and various inorganic parameters, such as phosphate and calcium, which are not currently regulated by State or Federal agencies. The metals results were at least one order of magnitude below Federal action limits for metals at the time. The samples were not analyzed for VOCs or PNAs.

During geotechnical explorations by STS at the subject site on March 14 and 15, 1994, three soil borings were performed in the locations shown on Figure 3. Samples were retained and taken to STS' soil laboratory in Northbrook, Illinois. As part of the soil testing procedure, the samples were screened in the laboratory for the presence of VOCs using an HNu Model PI-101 photo-ionization detector (PID). The PID is a trace gas analyzer calibrated to a benzene standard which is capable of detecting total volatile organic vapor concentrations with ionization potentials of 10.2 electron volts (eV) or less, to a lower limit of approximately one part per million (ppm).

The results of the PID screening showed readings above the detection limit throughout the three borings, to a depth of 85 feet below grade in some cases. The levels detected were greatest in the shallower samples, corresponding with layers of fill materials, and generally decreased with increasing depth. PID readings ranged from 32 to zero ppm in fill material in B-101, from 7 to 1 ppm in fill material from B-102, and from 48 to 5 ppm in fill material in B-103. Boring B-101 was taken from the northern edge of the former slip, B-102 was taken from the center of the former slip, and B-103 was taken from the southern edge of the bank



REF: PLAT OF SURVEY DATED 2-22-94 BY CHICAGO GUARANTEE SURVEY COMPANY.

DRAWN BY KKB | DATE 3-21-94
CHECKED BY | DATE
APPROVED BY MAK | DATE 3-21-94
CADFILE

SOIL BORING LOCATION DIAGRAM
CHICAGO MUSIC AND DANCE THEATER
CHICAGO, ILLINOIS

STS Consultants Ltd
Consulting Engineers

STS PROJECT NO. 24418-XB
STS PROJECT FILE
SCALE 1"=60'±
SHEET NO. FIGURE 3

of the former slip. Cinders were noted in the fill material in each of the three borings and are considered a source of VOCs. The complete PID screening results are contained on the boring logs found in STS' geotechnical report on the project dated April 1, 1994.

The soil boring samples were screened for odors after PID readings were taken. Odors were noted in soil samples having elevated PID readings taken from the upper approximately 16 feet of soil. No odors were detected in selected samples taken from below a depth of approximately 60 feet below grade. The depth and consistent occurrence of the low PID readings from a depth of approximately 16 feet below grade to the end of the borings suggests that the elevated readings may be attributed to water vapor condensation which gives rise to a false-positive PID reading. Although all samples were not screened for odors, the variety of soil types encountered and the relatively constant PID readings suggest that it is unlikely that the low readings seen are attributable to low level contamination.

The PID readings greater than 7 ppm found above approximately 16 feet below grade in borings B-101 and B-103 are likely due to anomalous fill materials. The PID reading of 15 ppm in boring B-102 at a depth of 35 feet below grade is likely due to a layer of peat noted at this depth. Since the HNu screening is a general test, it does not reveal the type of compound detected, and therefore the exact nature of contaminants present is unknown. The types of compounds responding to PID analysis include VOCs such as petroleum hydrocarbons and chlorinated solvents.

The nature of the materials which resulted in the PID detections cannot be further evaluated without laboratory analytical testing. It is likely that no remedial measures would be required since the PID readings encountered are relatively low and not uncommon for downtown Chicago. Also, it would be difficult to determine background levels for comparison purposes at a site in the area, and it may be impossible to identify a source of contamination. In the absence of a known source of contamination, no further evaluation

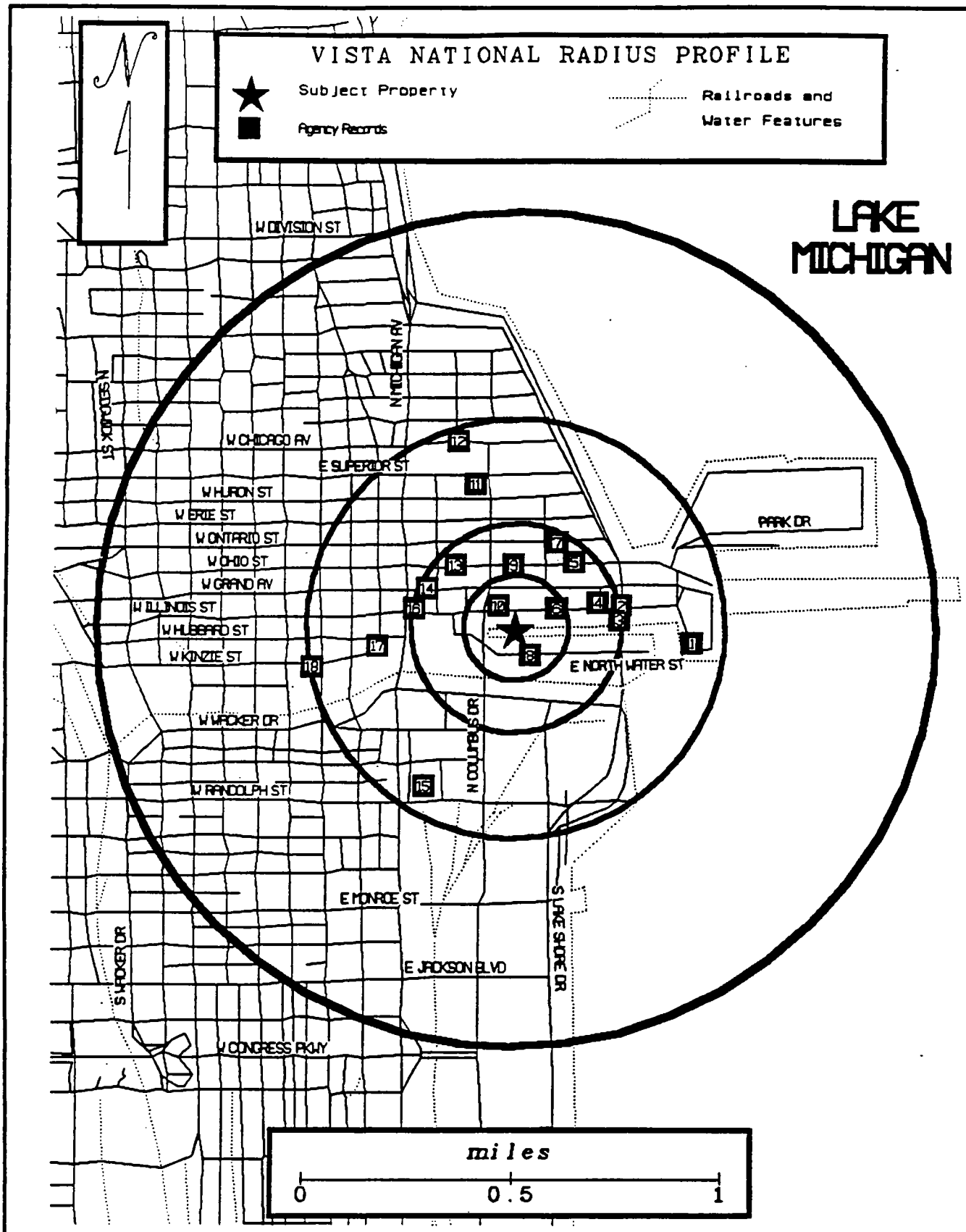
is required. If and when development occurs, however, further testing may be necessary to characterize any excavated fill materials requiring off-site disposal. Also, a classification of non-special waste may be sought from the IEPA to facilitate management of any excavated fill materials. There is a significant cost differential between removal and disposal of special waste versus removal and disposal of excavation spoil or construction debris. Per cubic yard costs of $60 to $70 for special waste may be used for downtown locations, while normal excavation spoil costs may be in the range of $12 to $15 per cubic yard.

3.3 1994 Database Review

Current Federal and State database information obtained from VISTA Environmental Information, Inc. was reviewed for the subject property and vicinity in order to evaluate existing and/or potential sources of environmental impairment. The database review concentrated on the property and an area surrounding the site within a radius of approximately one mile. Figure 4 shows the area of concentration for the database review and the approximate locations of hazardous waste facilities and other potential sites of environmental contamination identified in the database information. Appendix B contains the complete VISTA database review report the property and vicinity.

A review of the information obtained from VISTA Environmental Information, Inc. revealed the following sites within the area of concentration:

1. No National Priority List (NPL) sites were identified within a one-mile radius of the subject property.



STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT

HAZARDOUS WASTE FACILITIES
CITYFRONT CENTER
CHICAGO MUSIC & DANCE THEATER
CHICAGO, ILLINOIS

DRAWN BY	KKB	3-4-94
CHECKED BY		
APPROVED BY	RCD	3-4-94
SCALE SHOWN	FIGURE NO. 4	
STS DRAWING NO. 24418-XB		

2. Four (4) CERCLIS sites were identified within a half-mile radius of the subject property. The nearest site is listed as Lindsay Light II at 316 E. Illinois, 0.05 miles north of the subject property (see #10 on Figure 4). This site is known to have areas of elevated levels of gamma radiation from the previous use by Lindsay Light as a lantern manufacturing facility. Frank Rollins of USEPA stated that the PRP (potentially responsible party) for the site (Chicago Dock and Canal Trust) has signed a letter of intent and that further investigations are planned. According to a July 2, 1993 press release issued by Chicago Dock and Canal Trust, the USEPA has stated that the parking lot can remain open.

The next closest site is Lindsay Light Company at 161 E. Grand Avenue, 0.24 miles northwest of the subject site (#14 on Figure 4). This site also was suspected to have elevated levels of gamma radiation, but according to Mr. Rollins, the levels found were not significantly above background levels and no further action is planned at the site.

The next CERCLIS site is identified as Great Lakes Limited Partnership at 505 N. Lake Shore Drive, Suite 606, 0.26 miles northeast of the subject site (#2 on Figure 4). Al Altur of USEPA Remedial Response Branch stated that no further remedial action is planned for this site as of September 18, 1987. The final CERCLIS site found within a one-half mile radius of the subject site is listed as Heath & Mulligan at 170 Randolph Street, 0.43 miles southwest of the subject site (#15 on Figure 4). Mr. Altur said that no further action is planned for this site as of 1987. No additional information is available concerning these sites, but STS can submit a Freedom of Information Act (FOIA) request to the appropriate state and/or federal agency at the discretion of the Client.

3. Two (2) RCRA Large Quantity Generators were found within a one quarter-mile radius of the subject property. The closest site is Lakeshore Ontario Associates at 401 E. Ontario Street, 0.22 miles northeast of the subject site (#7 on Figure 4). Zetta Thomas of USEPA RCRA Enforcement Branch stated that no files exist for the subject site, and Brian White of IEPA RCRA Enforcement Branch stated that documentation dated 1989 exists for the site, and that a FOIA request would need to be submitted to obtain access to the State files.

   The final site is identified as Sandoz Crop Protection at 341 E. Ohio Street, 0.15 miles north of the subject site (#9 on Figure 4). Both Zetta Thomas (USEPA) and Brian White (IEPA) stated that no files exist for the subject site.

4. Twelve (12) RCRA Small and Very Small Quantity Generators were found within a quarter-mile radius of the subject property. The closest site is listed as Sheraton Hotel at 301 E. North Water Street, 0.07 miles south of the subject site (#8 on Figure 4). According to Amanda Meyer of Chicago Dock and Canal, this hotel opened in February, 1992. The next nearest site is identified as Revere Sugar Corporation at 330 E. North Water Street, 0.08 miles southeast of the subject site (#8 on Figure 4). This facility is no longer present. The final two sites located within a one-eighth mile radius of the subject site are listed as Skyview Film and Video Inc., 541 N. Fairbanks, 22nd Floor, 0.09 miles northwest of the subject site (#10 on Figure 4), and Columbia Label Corporation, 431 E. Illinois Street, 0.11 miles northeast of the subject site (#6 on Figure 4). The remaining eight identified sites are all greater than one-eighth mile from the subject property.

5. No RCRA Treatment, Storage, and/or Disposal Sites were identified within

a one-mile radius of the subject property.

6. One (1) RCRA Transporter was identified within a quarter-mile radius of the subject property. The site is identified as Stats It Inc., at 200 E. Ohio Street, 5th Floor, 0.23 miles northwest of the subject site (#13 on Figure 4). It is unlikely that a RCRA Transporter operates on the fifth floor of a high-rise building, and this address is probably the office address of the Transporter.

7. Three (3) State Priority List sites (SPL) were identified within a one-eighth to one-quarter mile radius of the subject property. The closest site is 0.20 miles northeast at 420 E. Ohio Street (#5 on Figure 4). No other information on the generator was available. The next closest site is identified as Lakeshore Ontario Association at 401 E. Ontario Street, 0.22 miles northeast of the subject site (#7 on Figure 4). The final SPL site is listed as North Pier Apartments, 0.25 miles east of the subject site (no address is listed in the report), #3 on Figure 4. A Freedom of Information Act (FOIA) request was submitted to IEPA on March 3, 1994 to obtain additional information on these three SPL sites. A reply by the IEPA received on March 16, 1994, indicated that no information on the North Pier Apartments site could be located, and that STS has until March 29, 1994, to make an appointment at the IEPA offices in Springfield, Illinois, to review the existing files for the 420 E. Ohio and Lakeshore Ontario Associates sites. STS can perform this task at the discretion of the Client.

8. Eleven (11) Leaking Underground Storage Tank (LUST) sites were found within a half-mile radius of the subject property. The closest site is Amoco Oil Company located at 252 E. Ohio Street, 0.20 miles northwest of the subject site

(#13 on Figure 4). Brian Bauer of IEPA Bureau of Land LUST Division stated that this site registered a release on December 9, 1987, and that IEPA has no record of receipt of 20- or 45-Day reports for the incident. The next site is City of Chicago at 510 N. Peshtigo Court, 0.20 miles northeast of the subject site (#4 on Figure 4). Mr. Bauer said that the site has a release of an unknown amount of heating oil in April, 1992, and that 20- and 45-Day reports dated February 16, 1993 have been filed. No additional information is available concerning this site. The final LUST located within a one-quarter mile radius of the subject site is listed as Neo-Medica, Inc., at 450 E. Ohio, 0.22 miles northeast of the subject site (#5 on Figure 4). Mr. Bauer stated that this site had a release in March, 1992, and that 221 cubic yards of soil were removed from the site during remediation. Site specific closure was requested and denied in September, 1993 after IEPA concluded that more investigations were necessary to determine the extent of contamination. Sims Limited at 505 N. Michigan Avenue, 0.26 miles northwest of the subject site (#16 on Figure 4) had a release of fuel oil in March, 1989. A 20-Day report is on file with the IEPA; no further information is available. The next closest site is William I. Wrigley Company at 410 N. Rush Street, 0.33 miles west of the subject site (#17 on Figure 4). Mr. Bauer stated that a release occurred in November, 1991, and that a closure letter was issued for this case in February, 1992. The remaining sites are greater than one-third mile from the subject property.

9. No Solid Waste Landfills, Incinerators, and Transfer Stations (SWLF) were located within a half-mile radius of the subject property.

10. Four (4) Underground Storage Tank (UST) sites were located within a quarter-mile radius of the subject property. The closest UST site is identified as

Chicago Dock and Canal Trust at 315 E. North Water Street, 0.08 miles southeast of the subject site (#8 on Figure 4). The next closest sites are listed as Neomedica, Inc., at 450 E. Ohio Street and CBS, Inc., at 630 N. McClurg Court, both 0.22 miles northeast of the subject site (#5 on Figure 4). The final identified UST site is Onterie Associates located at 446 E. Ontario Street, 0.25 miles northeast of the subject site (#7 on Figure 4).

11. No Emergency Response Notification System incidents were found within a one-eighth mile radius of the subject site.

3.4 Site and Vicinity Walkover

A walkover of the property and vicinity was performed by STS on March 3, 1994. The walkover included an overland gamma radiation survey of the property. Walkover observations were documented with photographs, some of which are included in Appendix D.

STS investigated the property grounds for evidence of past, present, or potential sources of environmental impairment. The site is currently undeveloped and contains lawn grass. Amanda Meyer of Chicago Dock stated that the site has been covered with grass for approximately three years. What appeared to be a groundwater monitoring well was noted on the southwest corner of the large grassy area. Ms. Meyer stated that this was part of the lawn watering equipment, and that she was unsure if it had ever been used. The entire site was covered with approximately 1 1/2 feet of snow and so no observations of the grass could be made. If the site was snow-free, it would likely be difficult to ascertain if stressed vegetation was present since it is winter. Five trees present on the west side of the site and three trees present on the north side of the site all appeared healthy (see photo #1). The site

is not publicly accessible as it surrounded by chain-link fence on three sides and a concrete support wall for the Park Drive ramp on the other. Ms. Meyer said that the site has been used infrequently for various activities such as the termination point of a triathalon. Only one set of footprints was noted in the snow on the site at the time of the walkover.

Adjacent land uses to the subject property were observed as follows:

- North - Northern portion of the grassy area, E. Illinois Street, and on the north side of E. Illinois is a municipal parking lot (photo #1).
- East - New Street, a mid-rise apartment building and associated parking garage (photo #2).
- South - Southern portion of the grassy area, E. North Water Street, Sheraton Chicago Hotel and Convention Center (photos #3 & 4).
- West - Park Drive, Ogden Plaza (a small city-style park), farther west is Columbus Drive and the NBC Tower (photo #5).

The apartment building to the east, the Sheraton Hotel to the south, and Ogden Plaza to the west of the subject site are new construction. STS is aware of ongoing radiation investigations by the USEPA in the vicinity related to the previous manufacturing site of Lindsay Lamp (see Section 3.3, number 2, above). An area in the parking lot on the north side of E. Illinois Street across the street from the grassy area is known to contain radiation levels of approximately 20 times background levels. No other sources of actual or potential environmental impairment were observed on the adjacent properties. Inquiry made at the Chicago Department of the Environment concerning City of Chicago violations or public complaints concerning the subject property showed that nothing is on file for the site.

3.5 Overland Gamma Radiation Survey

Due to the concern over possible elevated levels of radiation found in the immediate vicinity, an overland gamma radiation survey of the subject site and rest of the grassy area was performed as part of the site walkover. Gamma radiation is proportional to the total content of potassium, thorium, and uranium in the near surface (30 cm). A portable gamma ray scintillometer, Exploranium model GRA-101A, was used in this study. It is a small hand-held device which provides a visual and audible indication of anomalous gamma radiation within a circular area about the instrument of approximately 10 to 20 meters in diameter, with the nearest 3 meters in diameter the most intense. The instrument contains a 3.8 cm diameter by 3.8 cm thick sodium iodide (NaI) crystal detector and wide energy window that provides great sensitivity. Sources of error in results include the sudden appearance of high relief in the terrain near the instrument which may cause an increase in count rate due to the higher surface area (and consequently source) facing the detector. Conversely, depressed readings can result due to thick soils, adjacent bodies of water or snow, or water saturated soils or rock.

The area surveyed in this survey runs along the inside perimeter of the west side of the entire grassy area, along the inside and outside perimeter of the chain-link fence surrounding three remaining sides of the area, and from east to west across the approximate center of the subject site. The background reading of the site was determined to be approximately 30 counts per second (c.p.s.). No results significantly over the background level were found during the site walkover. Slight fluctuations were noted and are anticipated due to the statistical uncertainty inherent in measuring radioactive decay. The snow-cover and possibly saturated soil conditions may have depressed the readings noted, but since the entire survey area was of similar condition, the error involved is likely minimal.

4.0 CONCLUSIONS

4.1 Summary of Findings

The following is a summary of our findings based on the site history review, database review and a walkover of the property and vicinity:

1. Available historical information suggests that the subject property was part of the Ogden Slip from at least 1898 until the Slip was filled in 1986-1987. STS' observation of the fill operations found no evidence of use of illegal fill materials. Previous geotechnical work by STS in downtown Chicago has consistently found trace levels of VOCs and PNAs in older fill materials due to the abundance of coal and waste cinders contained within; these compounds are likely found on the subject site and adjacent properties. Metals analyses performed on soil samples obtained from sites in the grassy area adjacent to the north and south sides of the subject site showed results well within current environmental standards.

   Various candy and syrup manufactures, and warehouses of industries such as importer/exporters, furniture dealers, and the Chicago Tribune were located on the banks of the canal from 1906 to the destruction of the last candy facility sometime between 1982 and 1987. This information does not infer the use, manufacture or storage of large amounts of chemicals, but several large syrup and sugar storage tanks were noted on the Sanborn Fire Insurance Maps. Prior use of USTs near the subject site is considered a possibility due to the necessity of industries to store large volumes of fuels, gasolines, or other industrial liquids. No evidence of recent agricultural use was found and

therefore no fertilizers, pesticides, or herbicides were likely used at the site or adjacent properties. Also, no evidence of possible radioactive contamination due to past land use was found during the overland gamma radiation survey of the property, although the presence of radioactive soils at the parking lot across Illinois Street is known.

Soils screened with a PID during recent geotechnical investigations of the subject site showed evidence of low level contamination in the upper approximately 16 feet in borings B-101 and B-103. The low levels of contaminants detected by PID in this layer are likely due to VOCs in cinders noted in the boring fill materials. The exact nature of the contamination cannot be established without analytical testing of site soil samples. The low PID readings suggest that the amounts present are likely in agreement with amounts established to be present in similar fill materials. Boring B-102 showed no PID readings above 7 ppm except for a reading of 15 ppm at a depth of 35 feet below grade probably due to a layer of peat found at this depth. The remaining PID readings are likely due to water vapor condensation rather than an indication of contamination.

Although a latent source of environmental concern may exist from the past industrial history of the site and immediate vicinity, this investigation has uncovered no obvious signs environmental concern at the subject site. Therefore, it is our opinion that there is a low risk of environmental impairment from the historical uses of the subject property.

2. No sites on the National Priority List (NPL) were identified within a one-mile radius of the subject property. The greater than one-mile distance between

any known site and the subject property is sufficient that, in our opinion, there is low risk of off-site environmental impairment to the subject property.

3. Four (4) sites on the CERCLIS list were identified within a half-mile radius of the subject property. The nearest site is listed as Lindsay Light II at 316 E. Illinois, 0.05 miles north of the subject property. Frank Rollins of USEPA stated that further investigation is planned at this site. Due to the immobile nature of the radioactive contamination found at this site and that the results of the overland gamma survey of the subject site showed no obvious elevated levels of gamma radiation, it is our opinion that this site represents a low risk of environmental impairment to the subject site.

   The next closest site is Lindsay Light Company at 161 E. Grand Avenue, 0.24 miles northwest of the subject site. Mr. Rollins stated that no further action is planned at this site. The next CERCLIS site is identified as Great Lakes Limited Partnership at 505 N. Lake Shore Drive, Suite 606, 0.26 miles northeast of the subject site. Al Altur of USEPA Remedial Response Branch stated that no further remedial action is planned for this site. The final CERCLIS site found within a one-half mile radius of the subject site is listed as Heath & Mulligan at 170 Randolph Street, 0.43 miles southwest of the subject site. Mr. Altur said that no further action is planned for this site. Since the three remaining identified CERCLIS sites have no pending USEPA remedial action, it is our opinion that they represent a low risk of off-site environmental impairment to the subject property.

4. Two (2) RCRA Large Quantity Generators were found within a one quarter-mile radius of the subject property. The closest site is Lakeshore Ontario

Associates at 401 E. Ontario Street, 0.22 miles northeast of the subject site. An unknown amount of information dated 1989 is contained in IEPA files concerning this site, and a FOIA request may be submitted to obtain access to this information at the discretion of the Client. The final site is identified as Sandoz Crop Protection at 341 E. Ohio Street, 0.15 miles north of the subject site. Neither the USEPA nor IEPA claimed to have records concerning this site. Due to the apparently small amount of information found in Agency records for both these sites and the perceived low risk they represent, it is our opinion that there is low risk of off-site environmental impairment to the subject property.

5. Twelve (12) RCRA Small and Very Small Quantity Generators were found within a quarter-mile radius of the subject property. The closest site is listed as Sheraton Hotel at 301 E. North Water Street, 0.07 miles south of the subject site. This hotel opened in February, 1992. The next nearest site is identified as Revere Sugar Corporation at 330 E. North Water Street, 0.08 miles southeast of the subject site. This facility is no longer present. The final two sites located within a one-eighth mile radius of the subject site are listed as Skyview Film and Video Inc., 541 N. Fairbanks, 22nd Floor, 0.09 miles northwest of the subject site, and Columbia Label Corporation, 431 E. Illinois Street, 0.11 miles northeast of the subject site. The remaining eight identified sites are all greater than one-eighth mile from the subject property. Based on the perceived low risk these small and very small quantity generators represent, it is our opinion that the risk of off-site environmental impairment to the subject property from hazardous waste disposal is small.

6. No RCRA Treatment, Storage, and/or Disposal Sites were identified within a one-mile radius of the subject property. The greater than one-mile distance between any known sites and the subject property is sufficient that, in our opinion, there is low risk of off-site environmental impairment to the subject property.

7. One (1) RCRA Transporter was identified within a quarter-mile radius of the subject property. The site is identified as Stats It Inc., at 200 E. Ohio Street, 5th Floor, 0.23 miles northwest of the subject site. It is unlikely that a RCRA Transporter operates on the fifth floor of a high-rise building, and this address is probably the office address of the Transporter. Due to the apparently low risk that this site represents, it is our opinion that there is low risk of off-site environmental impairment to the subject property.

8. Three (3) State Priority List sites (SPL) were identified within a one-eighth to one-quarter mile radius of the subject property. The closest site is 0.20 miles northeast at 420 E. Ohio Street. No other information on the site was available. The next closest site is identified as Lake Shore Ontario Association at 401 E. Ontario Street, 0.22 miles northeast of the subject site. The final SPL site is listed as North Pier Apartments, 0.25 miles east of the subject site (no address is listed in the report). A Freedom of Information Act (FOIA) request was submitted to IEPA on March 4, 1994 to obtain additional information on these three SPL sites. IEPA replied on March 14, 1994 and stated that approximately 5 3/4 inches of paper file and 2 microfilm jackets (60 documents per jacket) exist for the 420 E. Ohio Street and 401 E. Ontario Street sites. No information is available for North Pier Apartments. STS can request to view these IEPA files in Springfield, Illinois at the discretion of the Client.

At present, considering the distance between the known SPL sites and the subject property, it is our opinion that the SPL sites represent a low risk of off-site environmental impairment to the subject property.

9. Eleven (11) Leaking Underground Storage Tank (LUST) sites were found within a half-mile radius of the subject property. The closest site is Amoco Oil Company located at 252 E. Ohio Street, 0.20 miles northwest of the subject site. IEPA has no record of receipt of 20- or 45-Day reports for the incident. The next site is City of Chicago at 510 N. Peshtigo Court, 0.20 miles northeast of the subject site. 20- and 45-Day reports have been filed. The final LUST located within a one-quarter mile radius of the subject site is listed as Neo-Medica, Inc., at 450 E. Ohio, 0.22 miles northeast of the subject site. Some remediation was performed at this site, and site specific closure was requested and denied in September, 1993. IEPA concluded that more investigations were necessary in order to determine the extent of contamination. Sims Limited at 505 N. Michigan Avenue, 0.26 miles northwest of the subject site filed a 20-Day report. The next closest site is William I. Wrigley Company at 410 N. Rush Street, 0.33 miles west of the subject site. A closure letter was issued for this case in February, 1992. The remaining sites are greater than one-third mile from the subject property. Considering the silty clay soil found in the Chicago Loop and the large amount of man-made below ground obstructions (such as utility tunnels, basements, and parking garages), the possibility of contaminant migration to the subject site is small. Therefore, in our opinion there is low risk of off-site environmental impairment due to identified LUSTs in the vicinity.

10. No Solid Waste Landfills, Incinerators, and Transfer Stations (SWLF) were located within a half-mile radius of the subject property. The greater than a

half-mile distance between any known sites and the subject property is sufficient that, in our opinion, there is low risk of off-site environmental impairment to the subject property.

11. Four (4) Underground Storage Tank (UST) sites were located within a quarter-mile radius of the subject property. The closest UST site is identified as Chicago Dock and Canal Trust at 315 E. North Water Street, 0.08 miles southeast of the subject site. The next closest sites are listed as Neomedica, Inc., at 450 E. Ohio Street and CBS, Inc., at 630 N. McClurg Court, both 0.22 miles northeast of the subject site. The final identified UST site is Onterie Associates located at 446 E. Ontario Street, 0.25 miles northeast of the subject site. A release is known to have occurred at the Neomedica site, but due to the distance of this site to the subject property, it is our opinion that it represents a low risk of environmental impairment. The remaining three UST sites do not appear to have had a recorded release. Therefore, it is our opinion that this UST holds a low risk of off-site environmental impairment to the subject property.

12. No ERNS incidents are known to exist within a one-eighth mile radius of the subject site. Due to the greater than one-eighth mile distance of any known site to the subject property, it is our opinion that they represent a low risk of environmental impairment to the subject site.

13. A walkover of the subject property revealed the site to be vacant and fenced-off from the public. Several trees are present along the north and west sides of the fenced-in property, and appeared to be healthy. The site is maintained as a green grass area, although snow cover prevented observation of the ground on-site. No debris was noted on the subject property, and only one

set of footprints were evident on-site during the time of the walkover. An overland gamma radiation survey of the site showed no results significantly above background levels. Land uses in the immediate vicinity include an apartment building, a hotel and convention center, parking lots, and high-rise office buildings. It is our opinion that the current land use of the subject site and immediate vicinity present a low risk of environmental impairment to the subject property.

Based on the above findings, it is our opinion that the past and present land use of the subject property and vicinity poses a low risk of environmental impairment. No matters have come to our attention during performance of this Phase I EA that would cause us, taking into account our professional responsibility to Chicago Music and Dance Theater, to recommend further studies, tests, or analyses in connection with our environmental assessment of the property at this time.

STS has performed a Phase I environmental site assessment in general conformance with the scope and limitations of ASTM Practice E 1527 and State Bill 41 for the proposed Chicago Music and Dance Theater site located at 319 E. Illinois Street, Chicago, Illinois.

ASTM defines "recognized environmental conditions" as follows: "The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

This assessment has revealed no evidence of recognized environmental conditions, as defined by ASTM, in connection with this property.

4.2 General Qualifications

This report has been prepared in an attempt to qualify the environmental conditions of the property and vicinity. Environmental conditions and regulations are subject to constant change and re-interpretation. Current conditions or regulatory positions should not be assumed to continue to represent conditions at some future time. This report represents STS' engineering judgments and opinions and no warranty, either expressed or implied, is contained herein.

APPENDIX A

References

REFERENCES

1906- Sanborn Fire Insurance Maps.

1928- Polk Directory for the City of Chicago.

1939- Chicago Loop Quadrangle, United States Geological Survey Topographic Map, 7.5 minute series.

1950- Sanborn Fire Insurance Maps, 1906 edition, revised 1950.

1953- Chicago Loop Quadrangle, United States Geological Survey Topographic Map, 7.5 minute series.

1963- Chicago Loop Quadrangle, United States Geological Survey Topographic Map, 7.5 minute series.

1972- Chicago Loop Quadrangle, United States Geological Survey Topographic Map, 7.5 minute series.

1975- Sanborn Fire Insurance Maps.

1976- Northeastern Illinois Planning Commission aerial photograph, April, 1976.

1978- Haines Directory for the City of Chicago.

1980- Northeastern Illinois Planning Commission aerial photograph, May 3, 1980.

1982- High altitude aerial photograph, April 22, 1982.

1985- Haines Directory for the City of Chicago.

1986- STS Consultants, Ltd., "Preliminary Subsurface Exploration and Geotechnical Evaluation for the Proposed Development at the Chicago Dock and Canal Trust Property", Project #24418-C, June 27, 1986.

1987- Northeastern Illinois Planning Commission aerial photograph, Spring, 1987.

1987- STS Consultants, Ltd., "Summary Report of the Ogden Slip Infill Monitoring and Testing at the Cityfront Project", Project #24418-F, March 26, 1987.

1989- STS Consultants, Ltd., "Preliminary Environmental Reconnaissance of 16 Parcels at the Cityfront Center Interim Development Project", Chicago, Illinois, Project #25400-XF, January 23, 1989.

1990- Northeastern Illinois Planning Commission aerial photograph, March 20, 1990.

1993- Haines Directory for the City of Chicago.

1994- VISTA Environmental Information, Inc., National Radius Profile, February 23, 1994.

APPENDIX B

Database Review List

Appendix B includes the State and Federal databases obtained by VISTA Environmental Information, Inc. (VISTA). All of the lists obtained are explained by VISTA on the following pages.

VISTA
NATIONAL RADIUS PROFILE

VISTA Report #: 5/037528-001 Date of Report: 2/24/94

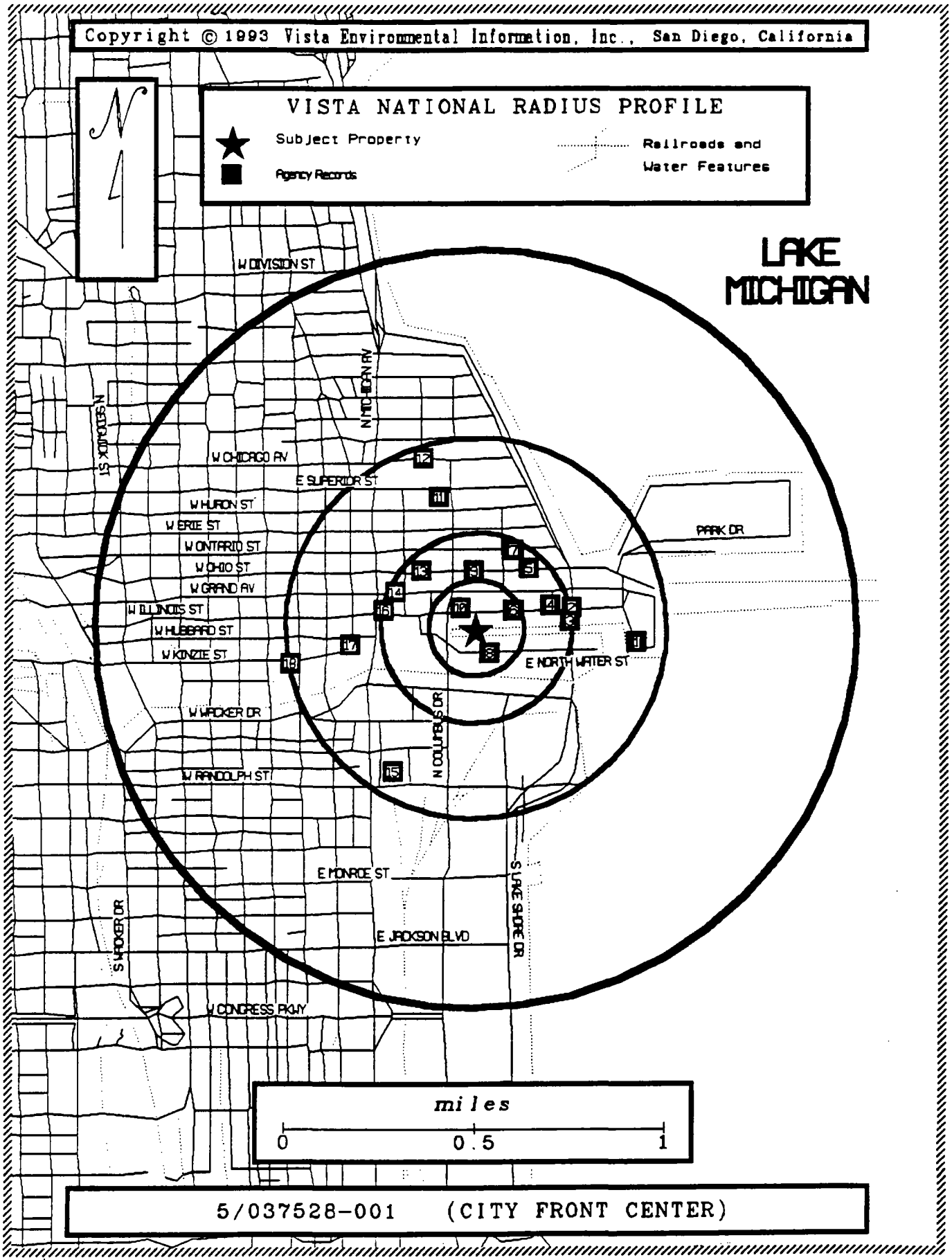
Ref/Loan #: CITY FRONT CENTER
Client: ROBIN DINARDO, STS CONSULTANTS INC
111 N PFINGSTEN RD, NORTHBROOK, IL 60062
Subject
Property: E ILLINOIS/NEW/NORTH WATER/PARK DR
CHICAGO, IL 60611

SUMMARY OF FEDERAL RECORDS FOUND

Database & Date	Agency and Type of Records	0 to 1/8 mi	1/8 to 1/4 mi	1/4 to 1/2 mi	1/2 to 1 mi	TOTAL
NPL 01/94	US EPA Superfund Sites	0	0	0	0	0
CERCLIS 11/93	US EPA Potential Superfund Sites	1	1	2	--	4
RCRA-LgGen 07/93	US EPA RCRA Large Quantity Generators	0	2	--	--	2
RCRA-SmGen 07/93	US EPA RCRA Small and Very Small Quantity Generators	4	8	--	--	12
RCRA-TSD 07/93	US EPA RCRA Treatment,Storage,and/or Disposal Sites	0	0	0	0	0
RCRA-Transp 07/93	US EPA RCRA Transporters	0	1	--	--	1
ERNS 09/93	US EPA	0	--	--	--	0
	FEDERAL RECORDS Sub-total:	5	12	2	0	19

Note: 1) A dash (--) indicates the list is not searched at that distance.
2) Sites often have a record in more than one database.

 For more information call: (619) 450-6100



VISTA
NATIONAL RADIUS PROFILE

VISTA Report #: 5/037528-001 Date of Report: 2/24/94

Ref/Loan #: CITY FRONT CENTER
Client: ROBIN DINARDO, STS CONSULTANTS INC
111 N PFINGSTEN RD, NORTHBROOK, IL 60062
Subject
Property: E ILLINOIS/NEW/NORTH WATER/PARK DR
CHICAGO, IL 60611

SUMMARY OF STATE RECORDS FOUND

Database & Date	Agency and Type of Records	0 to 1/8 mi	1/8 to 1/4 mi	1/4 to 1/2 mi	1/2 to 1 mi	TOTAL
SPL 07/93	Environmental Protection Agency Illinois Category Sites List	0	3	0	0	3
SPL 07/93	Environmental Protection Agency Illinois Category Sites List, Priority Sites	0	0	0	0	0
LUST 10/93	Environmental Protection Agency, Division of Land Pollution Control LUST Incident Reports	0	3	8	--	11
SWLF 01/94	Environmental Protection Agency, Division of Land Pollution Control Illinois Solid Waste Landfills	0	0	0	--	0
UST's 09/93	Office of the Illinois Fire Marshall Underground Storage Tank Listing	1	3	--	--	4
	STATE RECORDS Sub-total:	1	9	8	0	18
	TOTAL:	6	21	10	0	37

Note: 1) A dash (--) indicates the list is not searched at that distance.
2) Sites often have a record in more than one database.

 For more information call: (619) 450-6100

VISTA NATIONAL RADIUS PROFILE

2/23/94

VISTA Report #: 5/037528-001

CERCLIS

MAP REF #	EPA ID / AGENCY ID	SITE NAME AND ADDRESS			
WITHIN 1/8 MILE					
10		LINDSAY LIGHT II 316 E ILLINOIS		CHICAGO 60611	Distance: .05 mi. Direction: -- Vista ID: 4310165
	ILD000002212	Status	: NOT PROP/CURR/DELE NPL		
		Site Ownership	: UNKNOWN		
		Lead Agency	: NO DETERMINATION		
		Site Events	:		
WITHIN 1/8 TO 1/4 MILE					
14		LINDSAY LIGHT CO 161 E GRAND AVENUE		CHICAGO 60611	Distance: .24 mi. Direction: NW Vista ID: 4310141
	ILD000013391	Status	: NOT PROP/CURR/DELE NPL		
		Site Ownership	: UNKNOWN		
		Lead Agency	: NO DETERMINATION		
		Site Events	:		
WITHIN 1/4 TO 1/2 MILE					
2		GREAT LAKES LIMITED PARTNERSHIP (SIA 505 N LAKESHORE DR SUITE 606		CHICAGO 60608	Distance: .26 mi. Direction: NE Vista ID: 179230
	ILD980900880	Status	: NOT PROP/CURR/DELE NPL		
		Site Ownership	: OTHER		
		Lead Agency	: NO DETERMINATION		
		Site Events	:		
		Event Type	: DISCOVERY		
		Lead Agency	: FUND LEAD		
		Event Type	: PRELIMINARY ASSESSMENT		
15		HEATH & MILLIGAN 170 RANDOLPH ST		CHICAGO 60604	Distance: .43 mi. Direction: SW Vista ID: 191099
	ILD981536063	Status	: NOT PROP/CURR/DELE NPL		
		Site Ownership	: OTHER		

CERCLIS

MAP REF #	EPA ID / AGENCY ID	SITE NAME AND ADDRESS

WITHIN 1/4 TO 1/2 MILE

15 HEATH & MILLIGAN — CHICAGO — Distance: .43 mi.
170 RANDOLPH ST — 60604 — Direction: SW
Vista ID: 191099

Lead Agency : NO DETERMINATION
Site Events :
Event Type : DISCOVERY
Event Type : PRELIMINARY ASSESSMENT

RCRA-LgGen

MAP REF #	EPA ID / AGENCY ID	SITE NAME AND ADDRESS		
		WITHIN 1/8 TO 1/4 MILE		
7		LAKESHORE ONTARIO ASSOCIATES 401 E ONTARIO	CHICAGO 60611	Distance: .22 mi. Direction: NE Vista ID: 235895
	ILD984766741	Generator Class :Generators who generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).		
9		SANDOZ CROP PROTECTION 341 EAST OHIO STREET	CHICAGO 60611	Distance: .15 mi. Direction: N Vista ID: 367082
	ILD980502314	Generator Class :Generators who generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).		

RCRA-SmGen

MAP REF #	EPA ID / AGENCY ID	SITE NAME AND ADDRESS		
WITHIN 1/8 MILE				
6		COLUMBIA LABEL CORP 431 E ILLINOIS ST	CHICAGO 60611	Distance: .11 mi. Direction: NE Vista ID: 94903
	ILD001754837	Generator Class	:Generators who generate 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	
8		REVERE SUGAR CORP 330 E NORTH WATER ST	CHICAGO 60611	Distance: .08 mi. Direction: SE Vista ID: 352075
	ILD096799846	Generator Class	:Generators who generate 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	
8		SHERATON HOTEL 301 E NORTH WATER ST	CHICAGO 60611	Distance: .07 mi. Direction: S Vista ID: 2910662
	ILD984851329	Generator Class	:Generators who generate 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	
10		SKYVIEW FILM AND VIDEO INC 541 N FAIRBANKS 22ND FL	CHICAGO 60611	Distance: .09 mi. Direction: NW Vista ID: 1299537
	ILD984784264	Generator Class	:Generators who generate 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	
WITHIN 1/8 TO 1/4 MILE				
4		KRAFT BLDG CITY OF CHICAGO 510 N PESHTIGO	CHICAGO 60611	Distance: .20 mi. Direction: NE Vista ID: 232442
	ILD984903948	Generator Class	:Generators who generate 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	

RCRA-SmGen

MAP REF #	EPA ID / AGENCY ID	SITE NAME AND ADDRESS		
		WITHIN 1/8 TO 1/4 MILE		
9		NWI LAND MGMT CORP EAST OHIO OFF COM 341 E OHIO ST	CHICAGO 60611	Distance: .15 mi. Direction: N Vista ID: 303810
	ILD982643892	Generator Class	:Generators who generate 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	
13		CREATIVE DISPLAYS 230 E OHIO ST	CHICAGO 60611	Distance: .21 mi. Direction: NW Vista ID: 2908533
	ILD984806489	Generator Class	:Generators who generate 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	
13		STATS IT INC 200 E OHIO ST	CHICAGO 60611	Distance: .23 mi. Direction: NW Vista ID: 3745593
	ILD984903757	Generator Class	:Generators who generate 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	
14		BREGY CLEANERS 542 N ST CLAIR	CHICAGO 60611	Distance: .22 mi. Direction: NW Vista ID: 57005
	ILD049811953	Generator Class	:Generators who generate 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	
14		EDIT CHICAGO VIDEO INC 160 E GRAND AVE	CHICAGO 60611	Distance: .25 mi. Direction: NW Vista ID: 134938
	ILD069478840	Generator Class	:Generators who generate 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	
14		OPTIMUS INC 161 E GRAND AVE	CHICAGO 60611	Distance: .24 mi. Direction: NW Vista ID: 311153
	ILD062478516	Generator Class	:Generators who generate 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	

RCRA-SmGen

MAP REF #	EPA ID / AGENCY ID	SITE NAME AND ADDRESS		
		WITHIN 1/8 TO 1/4 MILE		
16		KIEFFER-NOLDE INC 160 E ILLINOIS ST	CHICAGO 60611	Distance: .23 mi. Direction: NW Vista ID: 228255
	ILD045687308	Generator Class	:Generators who generate 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	

 For more information call: (619) 450-6100

RCRA-Transp

MAP REF #	EPA ID / AGENCY ID	SITE NAME AND ADDRESS		
		WITHIN 1/8 TO 1/4 MILE		
13		STATS IT INC 200 E OHIO ST 5FLR	CHICAGO 60611	Distance: .23 mi. Direction: NW Vista ID: 3745593
	ILD984903757	Transporter Status :Engaged in the off-site transportation of hazardous waste		

SPL

MAP REF #	EPA ID / AGENCY ID	SITE NAME AND ADDRESS		
		WITHIN 1/8 TO 1/4 MILE		
3		NORTH PIER APARTMENT	CHICAGO	Distance: .25 mi. Direction: E Vista ID: 2605667
5		420 E. OHIO	CHICAGO 60611	Distance: .20 mi. Direction: NE Vista ID: 2605331
		State Status : SI/STATE FUNDED RA		
7		LAKE SHORE ONTARIO ASSN	CHICAGO	Distance: .22 mi. Direction: NE Vista ID: 2605625

LUST

MAP REF #	EPA ID / AGENCY ID	SITE NAME AND ADDRESS			
WITHIN 1/8 TO 1/4 MILE					
4		CITY OF CHICAGO 510 N PESHTIGO CT		CHICAGO 60611	Distance: .20 mi. Direction: NE Vista ID: 2908871
	921126	Leak Cause	: UNAVAILABLE		
5		NEO-MEDICA INC 450 E OHIO		CHICAGO	Distance: .22 mi. Direction: NE Vista ID: 1363522
	920816	Leak Cause	: UNAVAILABLE		
13		AMOCO OIL CO 252 E OHIO		CHICAGO	Distance: .20 mi. Direction: NW Vista ID: 1549855
	881746	Leak Cause Leak Cause	: UNAVAILABLE : UNAVAILABLE		
WITHIN 1/4 TO 1/2 MILE					
1		US COAST GUARD 94 STREATOR DRIVE		CHICAGO	Distance: .42 mi. Direction: E Vista ID: 883322
	892577	Leak Cause	: UNAVAILABLE		
11		NORTH WESTERN MEMORIAL 710 FAIRBANKS		CHICAGO	Distance: .34 mi. Direction: NW Vista ID: 2906334
	921172	Leak Cause	: UNAVAILABLE		
11		NORTHWESTERN UNIVERSITY 259 EAST SUPERIOR		CHICAGO 60611	Distance: .38 mi. Direction: NW Vista ID: 4465451
	931671	Leak Cause	: UNAVAILABLE		

LUST

MAP REF #	EPA ID / AGENCY ID	SITE NAME AND ADDRESS		
WITHIN 1/4 TO 1/2 MILE				
12		ILLINOIS DEPT OF MILITARY AFFAIRS 234 EAST CHICAGO AVE	CHICAGO 60611	Distance: .47 mi. Direction: NW Vista ID: 1538734
	900808	Leak Cause : UNAVAILABLE		
12		STREETERVILLE CORP 215 E CHICAGO AVE	CHICAGO 60611	Distance: .47 mi. Direction: NW Vista ID: 3743844
	923218	Leak Cause : UNAVAILABLE		
16		SIMS LIMITED 505 N MICHIGAN	CHICAGO 60611	Distance: .26 mi. Direction: NW Vista ID: 2498773
	890394	Leak Cause : UNAVAILABLE		
17		WILLIAM I WRIGLEY COMPANY 410 N RUSH ST	CHICAGO 60611	Distance: .33 mi. Direction: W Vista ID: 2909195
	913263	Leak Cause : UNAVAILABLE		
18		THE HERTZ CORP 9 W KINSEY ST	CHICAGO 60610	Distance: .49 mi. Direction: SW Vista ID: 1547319
	923417	Leak Cause : UNAVAILABLE		

UST's

MAP REF #	EPA ID / AGENCY ID	SITE NAME AND ADDRESS		
WITHIN 1/8 MILE				
8		CHICAGO DOCK & CANAL TR 315 E N WATER ST	CHICAGO	Distance: .08 mi. Direction: SE Vista ID: 3317583
	2-025035	Number of Tanks: Not Reported		
WITHIN 1/8 TO 1/4 MILE				
5		NEOMEDICA, INC. 450 EAST OHIO STREET	CHICAGO 60611	Distance: .22 mi. Direction: NE Vista ID: 1363522
	2-029230	Number of Tanks: Not Reported		
7		ONTERIE ASSOCIATES 446 E ONTARIO	CHICAGO 60611	Distance: .25 mi. Direction: NE Vista ID: 907558
	2-001386	Number of Underground Tanks: 1		
7		CBS INC 630 N MCCLURG CT	CHICAGO 60611	Distance: .22 mi. Direction: NE Vista ID: 3314400
	2-029205	Number of Tanks: Not Reported		

VISTA NATIONAL RADIUS PROFILE

VISTA Report #: 5/037528-001

Date of Report: 2/23/94

UNMAPPABLE SITES

Unmappable sites are environmental risk sites that cannot be geocoded, but can be located by zip code or city name.

In general, a site cannot be geocoded because of inaccurate or missing locational information in the record provided by the agency. For many of these records, VISTA has corrected or added locational information by using U.S. Postal address validation files and proprietary programming that adds locational information from private industry address files. However, many site addresses cannot be corrected using these techniques and those sites cannot be mapped.

Of the sites that cannot be mapped, VISTA identifies those that have complete zip code or city name information. All ungeocoded sites that have a ZIP code in the radius are considered for inclusion. Ungeocoded sites that do not have a ZIP code but do have a street name are considered for inclusion if they have a city in the radius. An ungeocoded record may be excluded if it can be determined to be outside the relevant radius searched for a particular database.

For more information call: (619) 450-6100

VISTA NATIONAL RADIUS PROFILE

2/23/94

VISTA Report #: 5/037528-001

UNMAPPABLE SITES

CERCLIS

SITE NAME AND ADDRESS	VISTA ID	EPA ID / AGENCY ID
CHICAGO SHOT WKS: ADDRESS UNREPORTED, CHICAGO 99999	83184	
Status : NOT PROP/CURR/DELE NPL		ILD980678312
Site Ownership : OTHER		
Lead Agency : NO DETERMINATION		
Site Events :		
Event Type : DISCOVERY		
Lead Agency : FUND LEAD		
Event Type : PRELIMINARY ASSESSMENT		
Lead Agency : FUND LEAD		

For more information call: (619) 450-6100

RCRA-LgGen

SITE NAME AND ADDRESS	VISTA ID	EPA ID / AGENCY ID
CHICAGO TRANSIT AUTHORITY: MERCHANDISE MART, CHICAGO 60654	83218	
Generator Class :Generators who generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).		ILD005532205

RCRA-SmGen

SITE NAME AND ADDRESS	VISTA ID	EPA ID / AGENCY ID
MERCHANDISE MART PROP INC: 470 MERCHANDISE MART, CHICAGO 60654	1550753	
Generator Class :Generators who generate 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		ILD984795435

SPL

SITE NAME AND ADDRESS	VISTA ID	EPA ID / AGENCY ID
CALUMET CONTAINER: , CHICAGO	2605423	
State Status : SI/STATE FUNDED RA		
CHEESEBROUGH PONDS: , CHICAGO	2605435	
State Status : CLEANUP STARTED/COMPLETED		
DIVISION PAINT: , CHICAGO	2605497	
State Status : SI/STATE FUNDED RA		
KERR MCGEE/(KRESS CREEK): , CHICAGO	2605612	
NPL Status : CURRENTLY ON FINAL NPL		
State Status : NPL SITE		
PEOPLES GAS ARCHIVES: , CHICAGO	3980588	
PEOPLES GAS DIVISION ST STATION: , CHICAGO	3980592	
PEOPLES GAS LAKE GAS WORKS: , CHICAGO	3980597	
PEOPLES GAS NORTH SHORE AVE: , CHICAGO	3980600	

VISTA NATIONAL RADIUS PROFILE

2/23/94

VISTA Report #: 5/037528-001

UNMAPPABLE SITES

SPL

SITE NAME AND ADDRESS	VISTA ID	EPA ID / AGENCY ID
PEOPLES GAS SUPERIOR ST STATION: , CHICAGO	3980605	
INX INDUSTRIES INC: , CHICAGO	4151532	
State Status : NOTICE OF VIOLATION		

For more information call: (619) 450-6100

LUST

SITE NAME AND ADDRESS	VISTA ID	EPA ID / AGENCY ID
IL STATE TOLL HWY AUTH: TOLL PLAZA, CHICAGO	1546669	
Leak Cause : UNAVAILABLE		890111
MECCON INDUSTRIES: PO BOX 66065, CHICAGO	2903082	
Leak Cause : UNAVAILABLE		913017
UNK: , CHICAGO	4460604	
Leak Cause : UNAVAILABLE		892092

 For more information call: (619) 450-6100

UST's

SITE NAME AND ADDRESS	VISTA ID	EPA ID / AGENCY ID
CHICAGO CITY OF: PO BOX 66139, CHICAGO	1534760	
Number of Underground Tanks: 14		2-010253
CHICAGO CITY OF DEPT AVIATION: PO BOX 66142, CHICAGO	1534761	
Number of Underground Tanks: 39		2-024076
PARKVIEW PLAZA ASSOC: PARKVIEW PLAZA, CHICAGO	3318971	
Number of Tanks: Not Reported		2-025373
AMMCO TOOLS INC: WACKER PARK, CHICAGO	3325510	
Number of Underground Tanks: 5		2-001181
FEDERAL EMERGENCY MANAGEMENT AGE: CITY FRONT PLAZA, CHICAGO	4261683	
Number of Underground Tanks: 1		2-032298
C H HAGER EXCAVATING: 180 GRAND LAKE, CHICAGO	4261796	
Number of Underground Tanks: 1		2-032166
ANEST BILL & PETER: S & S PETROLEUM PRODUCTS #101, CHICAGO	4262117	
Number of Underground Tanks: 3		2-016478

DESCRIPTION OF DATABASES SEARCHED

Below are general descriptions and search parameters of the federal and state databases that VISTA searches for the National Radius Report.

FEDERAL DATABASES

Please check the "Summary of Environmental Risks Found" matrix on the cover of this profile to determine the specific dates of the federal databases searched for this profile.

U.S. EPA: NPL

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial action under the Superfund Program. A site, to be included on the NPL, must either meet or surpass a predetermined hazard ranking systems score, or be chosen as a state's top-priority site, or meet all three of the following criteria:

1) The US Department of Health and Human Services issues a health advisory recommending that people be removed from the site to avoid exposure.
2) The EPA determines that the site represents a significant threat.
3) The EPA determines that remedial action is more cost-effective than removal action.

U.S. EPA: CERCLIS

The CERCLIS List is a compilation by the EPA of the sites which the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA or Superfund Act).

U.S. EPA: RCRA (RCRIS/HWDMS)

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of reporting facilities that generate, transport, treat, store or dispose of hazardous waste.

U.S. EPA: ERNS

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported accidental releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation.

STATE DATABASES

Please check the "Databases Searched" to determine if the following type of databases are available from VISTA for the state in which the subject property of this report is located. Please note that if the Summary does not list one of the following databases, it is not currently available. You may also determine the specific names and dates of the databases searched for this profile in the summary.

STATE: SPL

The State Priority List is a generic name for databases maintained by many states that contain sites considered to be actually or potentially contaminated and presenting a possible threat to human health and the environment. These sites are generally listed by the state to warn the public or as a part of an investigation and cleanup program managed by the state.

STATE: LUST

This is a database maintained by state or local agencies of known or suspected leaking underground storage tanks.

STATE: UST

This is a database maintained by state or local agencies of registered underground storage tanks.

STATE: SWLF

This is a database maintained by state or local agencies of Solid Waste Landfills, Incinerators, and transfer stations.

APPENDIX C

Site Owner' Response to ASTM 1528 Questionnaire

The Chicago Dock & Canal Trust

455 East Illinois Street
Suite 565
Chicago, Illinois 60611
312/467-1870
FAX 312/467-9647

March 14, 1994

Ms. Robin Sinardo
STS Consultants Ltd.
111 Pfingsten Road
Northbrook, Illinois 60062

Dear Ms. Sinardo:

Enclosed is the information you requested regarding the property under consideration for the Performing Arts Theater.

In answering the questions in the enclosed Questionnaire, Chicago Dock used available information which it considered practically reviewable or reasonably ascertainable within reasonable time and cost constraints. Chicago Dock did not and has not conducted a detailed and exhaustive review of its historical and archival records to answer the questions in the enclosed Questionnaire regarding past or historical uses of the subject property or adjoining properties. If necessary, Chicago Dock will permit inspection and review of its historic records regarding the potential past uses of the subject and adjoining properties at a mutually convenient date and time. It will also provide access to the properties at a mutually convenient date and time for the purpose of testing and evaluating them.

If you have any questions, please do not hesitate to contact me.

Sincerely,

David R. Tinkham
Vice President

Enclosure

cc: Charles R. Gardner
Vincent Oleskiewicz, Baker & McKenzie
David Black, U.S. Equities

ChgoDock

E 1528

7. Guide to Transaction Screen Questionnaire

7.1 The following sets forth the guide to the *transaction screen questionnaire*. The guide accompanies the *transaction screen questionnaire* to assist the *preparer* in completing the questionnaire. Questions found in the *transaction screen questionnaire* are repeated in the guide.

7.2 If the *preparer* completing the *transaction screen questionnaire* is familiar with the guide from prior usage, the questionnaire may be completed without reference to the guide.

7.3 The *site visit* portion of the guide considers the same questions set forth in the guide to *owner/occupant inquiry* because the *transaction screen process* requires both questions of *owners* and *occupants* of the *property* and observations of the *property* by the *preparer*.

7.4 Prior *environmental site assessment* usage procedures are contained in the guide to *owner/occupant inquiry* and the guide to *government records/historical sources inquiry*. The information supplied in connection with the *site visit* portion of a prior *environmental site assessment* may be used for guidance, but may not be relied upon without determining through a new *site visit* whether any conditions that are material to recognized environmental conditions in connection with the *property* have changed since the prior *environmental site assessment*. Therefore, the guide to the *site visit* does not contain any prior assessment procedures.

7.5 In performing the *site visit* portion of the *transaction screen process*, the *preparer* should *visually and physically observe* the *property* and any structure located on the *property* to the extent not obstructed by bodies of water, cliffs, adjacent buildings, or other impassable obstacles.

7.5.1 The periphery of the *property* should be *visually and physically observed*, as well as the periphery of all structures on the *property*, and the *property* should be viewed from all adjacent public thoroughfares. Any overgrown areas should be inspected, including roads or paths with no apparent outlet that should be *visually and physically* observed to their ends.

7.5.2 On the interior of structures on the *property*, accessible common areas expected to be used by building *occupants* or the public (such as lobbies, hallways, utility rooms, and recreation areas), a representative sample of *owner* and *occupant* spaces, and maintenance and repair areas, including boiler rooms, should be *visually and physically* observed. It is not necessary to look under floors, above ceilings, or behind walls.

7.5.3 After completing the *site visit*, the *preparer* of the *transaction screen questionnaire* may obtain "yes" answers that require the *preparer* once again to ask questions of the *owner* of the *property* or *occupants* of the *property* to satisfy the *user* that no further inquiry is necessary.

7.6 In addition to asking questions of the *owner* of the *property* and *occupants* of the *property* (Section 8) and *visually and physically* observing the *property* (Section 9), the *user* completing the *transaction screen process* should determine, either from governmental agencies or through commercial services providing government environmental records, whether certain known or suspected contaminated sites or activities involving the release of *hazardous substances or petroleum products* occur on or near the *property*. See Section 10.

7.6.1 These records may be obtained either directly from the government agencies or from commercial service that provide the records for a fee. Because of the numerous sources that must be searched and the response time of government agencies, commercial services are available that provide a single source for federal and state records. These services may provide a quicker response than the government agencies but fees will be charged for the information.

7.6.2 If government information is obtained from a commercial service, the firm should provide assurances that its records stay current with the government agency record sources. Government information obtained from non-government sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the updated information available to the public.

7.6.3 The identity of firms providing this type of government information may be obtained through local telephone directories or through an inquiry of environmental professionals in the area of the preparer completing the transaction screen questionnaire.

8. Guide for Owner/Occupant Inquiry

8.1 Is the *property* or any *adjoining property* used for a industrial use?

X

____Yes ____No ____Unknown

	Land Use
Property:	See attached
Adjoining properties north:	
Adjoining properties south:	
Adjoining properties east:	
Adjoining properties west:	

8.1.1 *Guide:*

8.1.1.1 It is recommended that the *preparer* describe the use of the *property* and *adjoining properties*.

8.1.1.2 Certain industrial uses on the *property* may raise concerns regarding the possibility of contamination affecting the *property*. For purposes of the *transaction screen questionnaire*, an industrial use is an activity requiring the application of labor and capital for the production or distribution of a product or article, including, without limitation, manufacturing, processing, extraction, refining, warehousing, transportation, and utilities. Manufacturing is defined as a process or operation of producing by hand, machinery, or other means a finished product or article from raw materials. Industrial uses may be categorized as light or heavy industrial uses, depending upon the scale of the operations and the impact upon surrounding property in terms of smoke, fumes, and noise. Regardless of such categorization, the concern for purposes of the transaction screen process is whether *the use involves the processing, storage, manufacture, or transportation of hazardous substances or petroleum products*. For example, further inquiry would be necessary if the industrial use concerned the manufacture of paints, solvents, and other chemical products but not if the

concerned the storage of inert goods in containers.

8.1.1.3 The term *adjoining properties* means any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them. *Adjoining properties* means the *property* and include *properties* across the street or any right of way from the property.

8.1.1.4 To use the information supplied in response to this question in a prior *environmental site assessment*, the *preparer* must determine if there were changes in the use of the *property* or any *adjoining property* since the prior *environmental site assessment* that are material to *recognized environmental conditions* in connection with the *property*. If not, using information in the prior *environmental site assessment* is appropriate. If so, the information requested must be supplied for each *property* for which the use has so changed.

8.2 To the best of your knowledge, has the *property* or any *adjoining property* been used for an industrial use in the past?

X Yes ____ No ____ Unknown

8.2.1 *Guide*—See guide for question 8.1.

	Owner	Use	Dates
Previous use of property	See attached		
Previous use of properties to north			
Previous use of properties to south			
Previous use of properties to east			
Previous use of properties to west			

8.3 Is the *property* or any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

____ Yes X No ____ Unknown

	Land Use
Property:	
Adjoining properties north:	
Adjoining properties south:	
Adjoining properties east:	
Adjoining properties west:	

8.3.1 *Guide:*

8.3.1.1 It is recommended that the *preparer* describe the uses of the *property* and *adjoining properties*.

8.3.1.2 Gasoline stations, motor vehicle repair facilities (with or without supplying gas for the motor vehicles), dry cleaners, photo developing laboratories, commercial printing facilities, junkyards or land-fills, and waste treatment, storage, disposal, processing, or recycling facilities all involve the use of *hazardous substances* or *petroleum products* and therefore require further inquiry concerning the possible release of such substances.

8.3.1.3 The term *adjoining properties* means any real property or properties the border of which is contiguous or partially contiguous with that of the *property*, or that would be contiguous or partially contiguous with that of the *property* but for a street, road, or other public thoroughfare separating them.

8.3.1.4 To rely on the information supplied in response to this question in a prior *environmental site assessment*, the *preparer* must determine if there were changes in the use of the property or any *adjoining property* since the prior *environmental site assessment* that are material to *recognized environmental conditions* in connection with the *property*. If not, then use of information in the prior *environmental site assessment* is appropriate. If so, the information requested must be supplied for each *property* for which the use has so changed.

8.4 To the best of your knowledge, has the *property* or any *adjoining property* been used in the past as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

____ Yes X No ____ Unknown

8.4.1 *Guide*—See guide for question 8.3.

	Owner	Use	Dates
Previous use of property			
Previous use of properties to north			
Previous use of properties to south			
Previous use of properties to east			
Previous use of properties to west			

LAND ISSUES

8.5 Are there currently, or to the best of your knowledge, have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?

____ Yes X No ____ Unknown

8.5.1 *Guide:*

8.5.1.1 Are there any containers on the site that may contain any of these items? Is there any reason to suspect that chemicals or *hazardous substances* in such quantities may be stored on the site? Sheltered areas, cartons, sacks, storage bins, large canisters, sheds, or cellars of existing improvements are examples of containers and areas where chemicals or *hazardous substances* may be stored. If the answer to this question is "yes," list the items and the location(s) where they are stored. If unfamiliar with the contents of any container located on the site, the question must be answered "yes" until the materials are identified.

8.5.1.2 *Hazardous substances* may often be unmarked. The *preparer* should never open any containers that are unmarked because they may contain explosive materials or acids.

8.5.1.3 Consumer products in undamaged containers

used for routine office maintenance or business, such as copy toner, should not create a need for further inquiry unless the quantity of such products is in excess of what would be customary for such use. The Environmental Protection Agency has published a guidance document that identifies hazardous substances that must be reported under Sections 311 and 312 of the Emergency Planning and Community Right to Know Act ("EPCRA").[8] This document lists in tabular form the CERCLA Section 103 chemicals. If a preparer has a question regarding whether the substance is a hazardous substance under CERCLA, the preparer may refer to the list of lists or 40 CFR Part 302. In addition, the Environmental Protection Agency has also published a guidance document.[9] This document sets forth the *hazardous substances* found in many common consumer products listed by trade name.

8.5.1.4 A *preparer* should not rely exclusively upon a prior *environmental site assessment* in supplying this information.

8.6 Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically, 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?

____Yes _X_No ____Unknown

8.6.1 *Guide:*

8.6.1.1 Chemicals are frequently stored in large 55-gal (208–L) drums and dry chemicals are often stored in 20 lb (9 kg) sacks. See Appendix X2 for examples of 55-gal (208–L) drums and for surface staining resulting from improper drum storage.

8.6.1.2 A *preparer* should not rely exclusively upon a prior *environmental site assessment* in supplying this information.

8.7 Has *fill dirt* been brought onto the property that originated from a contaminated site or that is of an unknown origin?

____Yes _X_No ____Unknown

8.7.1 *Guide:*

8.7.1.1 The origin of *fill dirt* brought onto the *property* should be investigated to determine whether such dirt originated from a contaminated site. The term *fill dirt* is defined in the definitions and the *preparer* should refer to the definitions if the *preparer* has any question concerning the meaning of the term.

8.7.1.2 If any structures have been demolished on the property, the *preparer* should investigate whether the structures were demolished in place and *fill dirt* compacted over them because such demolition debris may contain asbestos or *hazardous substances*.

8.7.1.3 To use the information supplied in response to this question in a prior *environmental site assessment*, the *preparer* must determine if there has been any filling at the site since the prior *environmental site assessment*. If not, then using information in the prior *environmental site assessment* is appropriate. If so, the information requested must be supplied for any *fill dirt* brought on the property since the prior *environmental site assessment*.

8.8 Are there currently, or to the best of your knowledge have there been previously, any *pits, ponds, or lagoons* located on the *property* in connection with waste treatment or waste disposal?

____Yes _X_No ____Unknown

8.8.1 *Guide:*

8.8.1.1 The presence of *pits, ponds, or lagoons*, together with waste treatment or waste disposal may indicate contaminated property. See the definitions with respect to the definition of *pits, ponds, or lagoons* in 3.2.26.

8.8.1.2 A *preparer* should not rely exclusively upon a prior *environmental site assessment* in supplying this information.

8.9 Is there currently, or to the best of your knowledge has there been previously, any stained soil on the *property*?

____Yes _X_No ____Unknown

8.9.1 *Guide:*

8.9.1.1 Stained soils are frequently associated with contamination and often are an indication of either current or previous leakage associated with piping and liquid storage containers. Soils that are stained show a marked discoloration as compared to other soils in the immediate vicinity.

8.9.1.2 A *preparer* should not rely exclusively upon a prior *environmental site assessment* in supplying this information.

8.10 Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the *property*?

____Yes _X_No ____Unknown

8.10.1 *Guide:*

8.10.1.1 Tanks are often used to store heating fuels, chemicals, and petroleum products; while tanks may be associated with the storage of chemicals, they are most often associated with liquid fuel heating systems (e.g., oil furnaces).

8.10.1.2 To use the information supplied in response to this question in a prior *environmental site assessment*, the *user* must determine if there were storage tanks installed on the site since the prior *environmental site assessment*. If not, then using information in the prior *environmental site assessment* is appropriate. If so, the information requested must be supplied on all storage tanks installed on the site since the prior *environmental site assessment*.

8.11 Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?

____Yes _X_No ____Unknown

8.11.1 *Guide:*

8.11.1.1 Vent or fill pipes often signal the current or previous existence of underground storage tanks.

8.11.1.2 Additionally, in answering this question the owner and occupant should consider any asphalt or concrete

[8] "Title III List of Lists, Consolidated List of Chemicals Subject to Reporting Under Title III of the Superfund Amendments and Reauthorization Act (SARA) of 1986." U.S. EPA, Office of Toxic Substances, January 1989.

[9] "Common Synonyms for Chemicals Listed Under Section 313 of the Emergency Planning and Community Right to Know Act" Office of Toxic Substances, U.S. EPA, January 1988.

patching that would indicate the possibility of previous underground storage tank removal. Examples of vent and fill pipes are illustrated in Appendix X2.

8.11.1.3 A *preparer* should not rely exclusively upon a prior *environmental site assessment* in supplying this information.

STRUCTURE ISSUES

8.12 Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?

____Yes __X__No ____Unknown

8.12.1 *Guide:*

8.12.1.1 Stains (other than water stains) or foul odors may indicate leaks of hazardous substances of contaminants. Floor drains located within a building adjacent to hazardous substance storage areas or connected to an on-site disposal system (e.g., septic system) present a potential source of subsurface discharge of contaminants.

8.12.1.2 A *preparer* should not rely exclusively upon a prior *environmental site assessment* in supplying this information.

OTHER ISSUES

8.13 If the *property* is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?

____Yes __X__No ____Unknown

8.13.1 *Guide:*

8.13.1.1 Private wells and non-public water systems are not monitored daily for water quality as municipal systems are monitored. If the system is private, it probably has been tested for contamination or evidence that it is free from contamination and the results of any such tests should be produced by the *owner* or *occupant* of the well. The *preparer* is not required to test the water system to conduct the *transaction screen.*

8.13.1.2 A *preparer* should not rely exclusively upon a prior *environmental site assessment* in supplying this information.

8.14 Does the owner or occupant of the property have any knowledge of *environmental liens* or governmental notification relating to past or current violations of environmental laws with respect to the *property* or any facility located on the property?

____Yes __X__No ____Unknown

8.14.1 *Guide:*

8.14.1.1 In most cases, the federal or state government will notify the property owner prior to filing a lien on the *property.* Sections 302, 311, 312, and 313 of The Emergency Planning and Community Right-to-Know Act and other provisions of federal and state environmental laws establish reporting requirements with respect to businesses storing or using *hazardous substances* in excess of certain quantities. These businesses should be making periodic reports to a federal, state, or local environmental department, agency or bureau. The government may periodically inspect such facilities to ensure compliance with environmental laws. In the event of a release of a reportable quantity within a 24-h period (as defined in CERCLA and the regulations promulgated pursuant to CERCLA), the person in charge of the facility is obligated to notify the U.S. EPA of the release. Any notification or response by any governmental entity will be in writing.

8.14.1.2 The information supplied in response to this question in a prior *environmental site assessment* may be used provided it is updated to the present time.

8.15 Has the *owner* or *occupant* of the *property* been informed of the past or current existence of *hazardous substances* or *petroleum products* or environmental violations with respect to the *property* or any facility located on the *property*?

____Yes __X__No ____Unknown

8.15.1 *Guide:*

8.15.1.1 Consider whether any *environmental professionals* familiar with *hazardous substances* or *petroleum products* have observed or determined that contamination existed on the property. *Hazardous substances* or *petroleum products* from the *property* may have affected soils, air quality, water quality, or otherwise affected structures located on the *property.*

8.15.1.2 The information supplied in response to this question in a prior *environmental site assessment* may be used provided it is updated to the present time.

8.16 Does the *owner* or *occupant* of the *property* have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*?

____Yes __X__No ____Unknown

8.16.1 *Guide:*

8.16.1.1 Copies of *reasonably ascertainable* prior *environmental site assessments* of the *property* or any portion thereof should be obtained and examined to determine whether further action or inquiry is necessary in connection with any environmental problems raised by a prior *environmental site assessment.*

8.16.1.2 The information supplied in response to this question in a prior *environmental site assessment* may be used provided it is updated to the present time.

8.17 Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance* or *petroleum products* involving the *property* by any owner or occupant of the *property*?

____Yes __X__No ____Unknown

8.17.1 *Guide:*

8.17.1.1 The *user* is not required to make an independent investigation or search of records on file with a court or public agency in answering this question; this question is to be answered by the *owner* or *occupant* based upon their respective *actual knowledge* and review of *reasonably ascertainable* records in their possession.

8.17.1.2 The information supplied in response to this

question in a prior *environmental site assessment* may be used provided it is updated to the present time.

8.18 Does the *property* discharge waste water, on or adjacent to the *property* other than storm water into a sanitary sewer system?

____Yes ___X___No ____Unknown

8.18.1 *Guide:*

8.18.1.1 The *owner* and each *occupant* should be asked where drain traps lead and the purpose of drainage pipes at the facility. Domestic sewage is not a CERCLA issue and the reference to *wastewater* does not include domestic sewage.

8.18.1.2 To use the information supplied in response to this question in a prior *environmental site assessment*, the *preparer* must determine if there was any change in discharge practices at the facility since the prior *environmental site assessment*. If not, using information in the prior *environmental site assessment* is appropriate. If so, the information requested must be supplied for all new or changed discharge practices.

8.18.1.3 Some jurisdictions require facilities with large roof or paved areas and construction sites to collect and divert runoff through a treatment process prior to discharging the stormwater runoff to municipal, separate storm sewer systems, or the waters of the United States. Such units are often called stormwater treatment systems. Oil-water separators are most often found outside a building under a manhole and require routine servicing to remove oil. Oil-water separators are usually in restaurants, repair garages, and service stations. An example of an oil-water separator is shown in Appendix X2. If any such oil-water separators or treatment systems have been installed at the *property* since a prior *environmental site assessment*, the requested information must be supplied for each new installation.

8.19 To the best of your knowledge, have any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the *property*?

____Yes ___X___No ____Unknown

8.19.1 *Guide:*

8.19.1.1 Past waste disposal practices should be examined because these may have resulted in *hazardous substances* or *petroleum products* being released on the *property*. Does the *property* evidence any mounds or depressions that suggest a disposal site?

8.19.1.2 To use the information supplied in response to this question in a prior *environmental site assessment*, the *preparer* must determine if there was any dumping, burying, or burning of such materials at the site since the prior *environmental site assessment*. If not, then using information in the prior *environmental site assessment* is appropriate. If so, the information requested must be supplied for all such events since the prior *environmental site assessment*.

8.20 Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?

____Yes ___X___No ____Unknown

8.20.1 *Guide:*

8.20.1.1 PCBs are regulated by the Toxic Substances Control Act 15 USC. Section 2601 *et seq.* and, in the absence of a release, are not regulated by CERCLA. The provisions of CERCLA do apply if there is a release of PCBs. Accordingly, if an affirmative answer is obtained to this question, the further focus should be on whether there have been any instances of insulating oil leakage and, if so, whether these are suspected of being PCB or PCB-contaminated.

8.20.1.2 Transformers containing PCBs may have many different sizes and shapes. Some of the more commonly used transformers are set forth in Appendix X2. Transformers are to be registered pursuant to 40 CFR § 761.30.

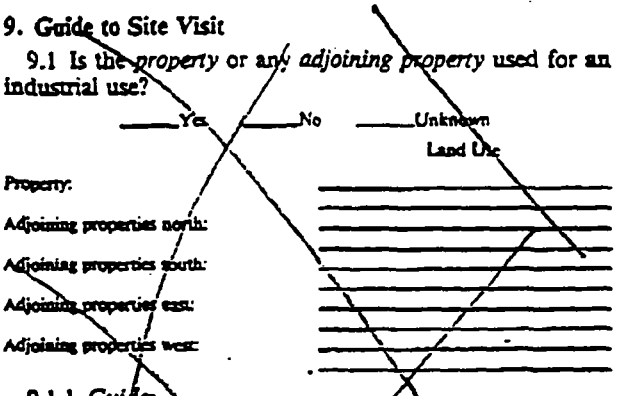
8.20.1.3 Elevators and auto lifts are often run by hydraulically controlled systems containing PCBs. If inspection or maintenance records for the elevator, capacitor, or other hydraulic equipment indicate no release has occurred or that regular, scheduled maintenance has taken place and the machinery does not appear to be damaged or leaking, no further inquiry is required.

8.20.1.4 To use the information supplied in response to this question in a prior *environmental site assessment*, the *preparer* must determine if there were any transformers installed at the site since the prior *environmental site assessment* that are not owned by a utility, cooperative, or association. If not, then using information in the prior *environmental site assessment* is appropriate, except that for any transformer identified in the prior *environmental site assessment*, the PCB status should be updated. If new transformers have been installed, their PCB status should also be verified.

9. Guide to Site Visit

9.1 Is the *property* or any *adjoining property* used for an industrial use?

____Yes ____No ____Unknown



9.1.1 *Guide:*

9.1.1.1 It is recommended that the *preparer* describe the uses of the *property* and *adjoining properties*.

9.1.1.2 Certain industrial uses on the *property* may raise concerns regarding the possibility of contamination affecting the *property*. For purposes of the *transaction screen questionnaire*, an industrial use is an activity requiring the application of labor and capital for the production or distribution of a product or article, including, without limitation, manufacturing, processing, extraction, refining, warehousing, transportation, and utilities. Manufacturing is defined as a process or operation of producing by hand, machinery, or other means a finished product or article from raw material. Industrial uses may be categorized as light or heavy industrial uses, depending upon the scale of the operations and the impact upon surrounding property in terms of smoke, fumes, and noise. Regardless of such categorization, the

8.1

	Land Use
Property:	open field
Adjoining property North:	open field
Adjoining property South:	open field
Adjoining property East:	Cityfront Place Apartment Complex
Adjoining property West:	Ogden Park

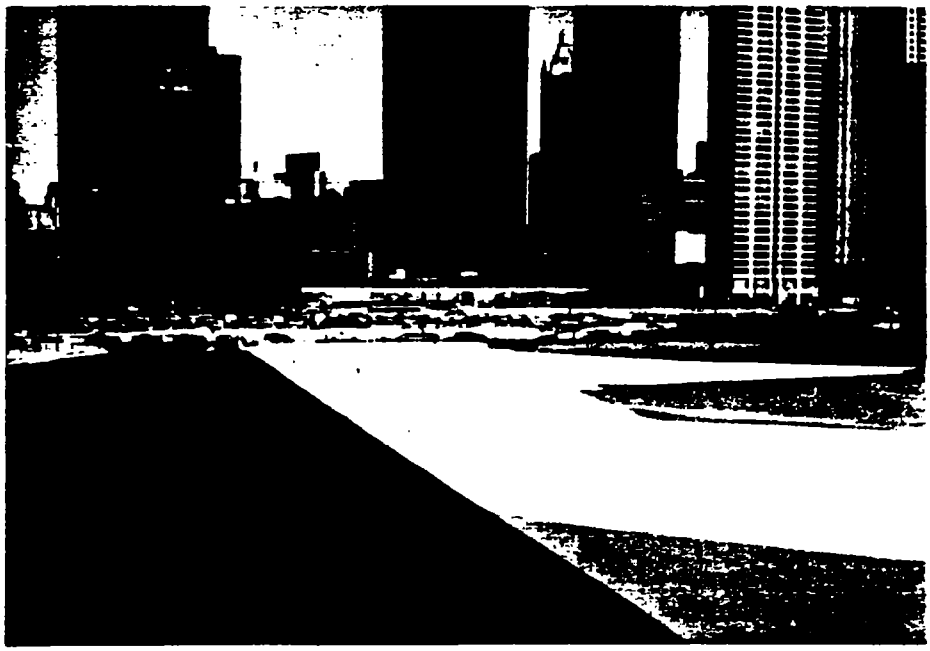
8.2.1.

The Chicago Dock and Canal Trust, and its predecessor The Chicago Dock and Canal Company, has owned the subject property and the adjoining properties for over 100 years. In order for Chicago Dock to accurately and completely answer this question, it would require an expensive, time consuming and detailed review of Chicago Dock historic archives and records. The archives and historic records necessary to answer this question are not reasonably ascertainable or practically reviewable within a reasonable time or at a reasonable cost and, therefore, a detailed response has not been provided.

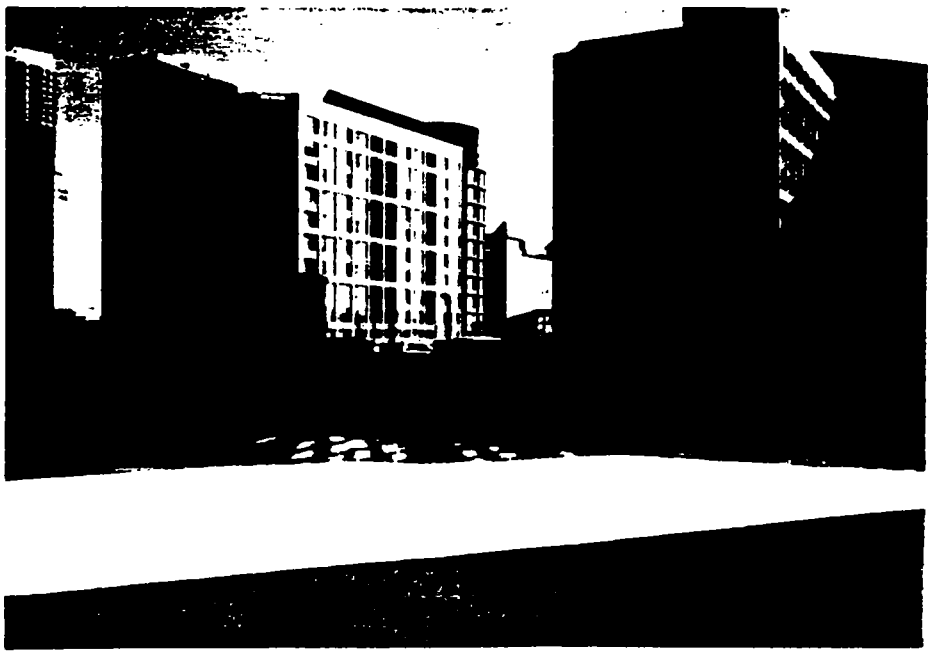
APPENDIX D

Site and Vicinity Photographs

Photographs taken by R. DiNardo
on March 3, 1994
STS Project No. 24418-XB

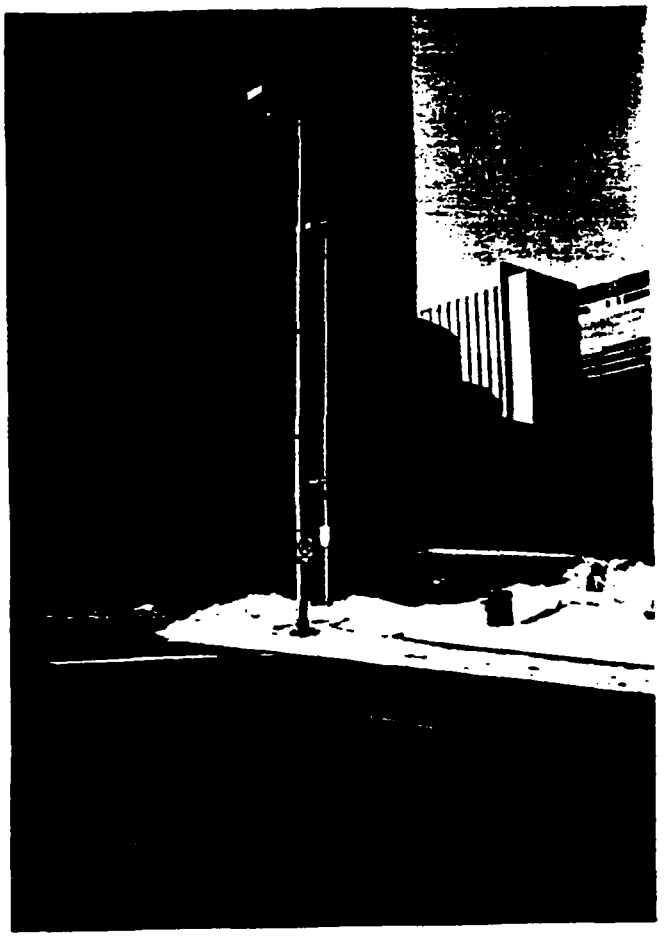


Photograph 1. Looking north from Park Drive to E. Illinois St. Note trees on west and north sides of property.

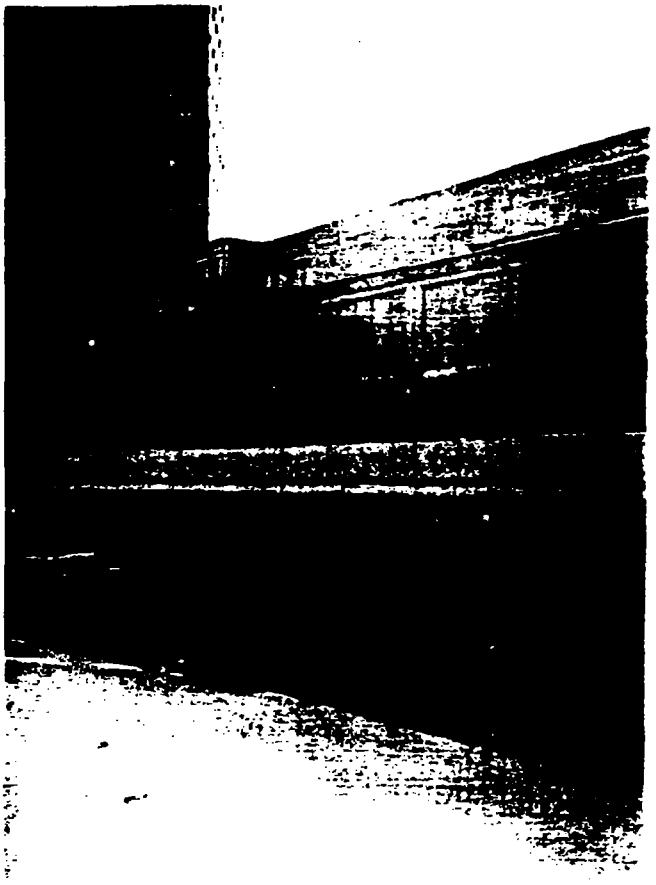


Photograph 2. Looking east across site to apartment building and garage on east side of New St.

Photographs taken by R. DiNardo
on March 3, 1994
STS Project No. 24418-XB

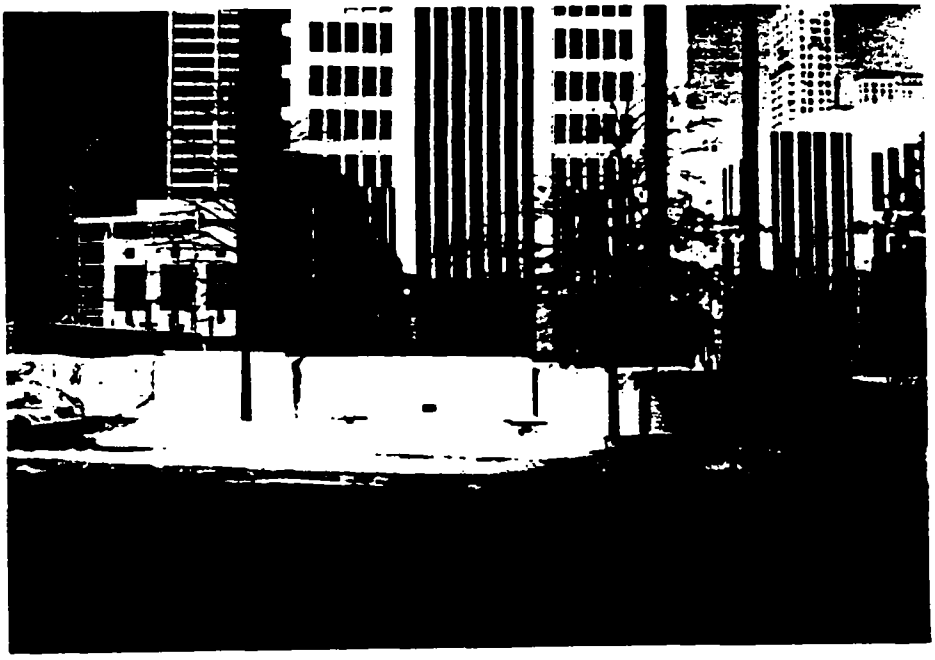


Photograph 3. Looking south to Sheraton Chicago Hotel and Convention Center.



Photograph 4. Facing southeast to Sheraton ramp and E. North Water Street beneath it.

Photographs taken by R. DiNardo
on March 3, 1994
STS Project No. 24418-XB



Photograph 5. Facing east to Ogden Plaza and NBC Tower.

APPENDIX E

Results of 75-Year Title and Environmental Lien Search

TITLE SERVICES, INC.
Telephone (708) 690-9130

March 25, 1994

Ms. Robin DiNardo, Via Facsimile (708) 498-2727
STS Consultants Ltd.

Re: TSI File Number 207659
Parcel Number 17-10-219-008 and 17-10-219-006

Dear Ms. DiNardo:

I am writing you to memorialize our conversations over the past two weeks.

The 75 year tract search (for ownership, leases, & environmental liens) that you requested has been put on hold for several reasons. Among them:

The property in question is part of a subdivision that overlies part of the old Michigan Canal, apparently also formerly known as the Ogden slip, and the property's ownership for the period of time it was underwater is uncertain; the property has been subdivided and resubdivided several time over the years; there are legal descriptions on documents in the public record of properties in the subdivisions, which concern air rights and subterranean rights - these documents must be reviewed prior to completing the search; the property is near the Chicago river, and due to accretion the landmarks near the property have changed, which further complicates the search; streets that could be used as landmarks have changed course, been vacated, changed names, etc. which further complicates the search; and currently the property appears to be part of a subdivision known as Cityfront Center, and the alleged plat of subdivision referenced in the County's record books is in reality only a plat of easement for metropolitan sanitary district sewer.

I believe that in order to do the search properly, private tract records (i.e. better quality tract records) need to be used.

Please tell me what you want us to do.

Sincerely,

W. Marshall Snow

WMS/ae C:\wp51\letters\ltr\dinardo2.ltr

APPENDIX F

Resumes of STS Personnel

PROFESSIONAL PROFILE

RICHARD G. BERGGREEN

Principal Geologist

EDUCATION

M.S. Geology, San Diego State University

B.S. Geology, Occidental College, Los Angeles

Graduate Studies, Geology, UCLA

REGISTRATION

Registered Geologist: California

Certified Professional Geologist: Indiana

PROFESSIONAL ACTIVITIES

Association of Engineering Geologists

Sigma XI

EXPERIENCE

Principal Geologist and Group Manager for the Environmental Assessment and Remediation Group. Responsible for environmental and hazardous waste evaluations including municipal and hazardous waste landfill investigations, groundwater monitoring programs at industrial facilities, and remedial investigations at controlled and uncontrolled waste disposal sites. Previous experience includes 11 years with Woodward-Clyde Consultants.

Representative project experience includes the following:

- Principal in charge of assessment and closure of USTs at more than 40 sites for an Illinois utility. Included supervision of tank removal contractor, field sampling, subcontractor laboratory logistics, closure report preparation, and application for LUST Trust Fund reimbursement.

- Supervised groundwater exploration program and design of first site to qualify under Illinois LUST TRUST fund. Included design of monitoring well system, recovery well and water treatment system.

- Project Manager and Principal in charge of removal, closure, and remediation of more than 100 UST sites including retail service stations removing and upgrading USTs; industrial sites involving hazardous materials ASTs and USTs, fuel oil USTs and motor vehicle fuel USTs; warehouse and commercial facilities removing USTs; and USTs encountered in the course of site development which require removal and soil/groundwater remediation.

- Managed preparation of geologic, hydrogeologic and geotechnical reports at operating hazardous waste and municipal waste co-disposal facilities in Cook and Will Counties for state permit applications and USEPA Part B permit applications. Supervised the field installation and sampling of monitor well networks at site expansions and proposed sites in northeastern Illinois.

- Principal in charge of soil and groundwater investigation of a pharmaceutical chemical manufacturing plant involving more than 700 soil borings, 40 monitoring wells and hydrologic assessments in site conditions in response to an administrative consent order. Included management of STS personnel, subcontract personnel, coordination with client representatives and meetings with state agency representatives.

- Project Manager on an evaluation of groundwater contamination at a creosote wood-treating plant in Illinois. Included computer modeling of groundwater migration, assessment of contaminant migration rates, both vertically and horizontally, and potential contaminant retardation due to organic carbon partitioning in the site soils.

- Project Manager on hydrogeologic and permitting studies for six wood-treating facilities throughout the eastern United States. Included aquifer assessments through tracer studies and pump tests; contamination assessments of soils, groundwater and surface water; and RI/FS programs to provide recommendations on site remediation.

- Prepared annual RCRA groundwater monitoring reports for several facilities, including a lead processing plant hazardous waste landfill and a sulfuric acid disposal pond in Missouri.

- Project Geologist on an evaluation of a hazardous waste site with potential leakage into a developed aquifer in south central Kansas. Participated in the assessment and remedial measures design and installation.

- Project Manager and coordinator of the preparation of land use and land cover maps for more than 400 square miles of densely developed Cook County, Illinois. The maps were prepared on the basis of aerial photographic interpretation, topographic map assessments, and correlation with Cook County zoning maps.

- Project Geologist on a U.S. Army Corps of Engineers project of safety inspections for more than 65 dams in southeastern Missouri. These dams included both earthen and mine tailings dams and all had been classified as high hazard dams. Responsibilities included coordination of scheduling, field support services, liaison with the Corps of Engineers, geologic field explorations and report preparation.

• Worked on fault studies for critical structures such as hospitals, dams and nuclear reactor foundations, feasibility studies for underground storage of compressed air, environmental impacts of the siting of a large missile complex, and siting studies for liquified natural gas import terminals. The fault studies involved aerial photograph analysis, field mapping, trench logging and petrographic analysis of fault zones in Washington State, central and southern California, Argentina and Mexico. Involved evaluation of such hazards as on-site faulting, coastal and fluvial erosion, and slope stability. Participated in extensive aerial photograph reconnaissance in southeastern Alaska to evaluate fault potential for the Alaska-Canada pipeline.

• Project Manager on an evaluation of construction resources, specifically construction grade sand and gravel, in California. Included evaluation of the potential resources in alluvial sediments, sedimentary rock formations, and crystalline bedrock units.

• Project Manager and supervisor of the geophysical surveying of more than 40 miles of flood control levees along the Illinois River in Central Illinois. The surveys were performed to identify potential sites for exploration of under-seepage problems due to permeable construction materials.

• Managed Phase I and Phase II environmental assessments for property transfers or refinancing on commercial and industrial real estate nationwide including properties in CA, DE, FL, IL, IN, LA, ME, MA, MN, MI, MO, OH, TN, TX, VA, and WI.

PUBLICATIONS

"Polynuclear Aromatic Hydrocarbon Contamination in Downtown Chicago Fill Soils," Proceedings of the Association of Engineering Geologists Annual Meeting, Chicago, Illinois, co-authored, 1991.

"Characterization of Hydrogeology and Groundwater Contamination at a Creosote Wood Treating Plant in Southern Illinois," Annual Meeting Association of Engineering Geologists, Winston-Salem, North Carolina, 1985.

"Hydrogeologic Model of a Hazardous Waste Site, South-Central Kansas," International Association of Engineering Geologists International Symposium, Management of Hazardous Chemical Waste Sites, Winston-Salem, North Carolina, co-authored, 1985.

"In-Situ Measurement of Hydraulic Conductivity and Recharge through Wisconsinan Age Till, Northeastern Illinois," Annual Meeting Geological Society of America, Reno, Nevada, 1984.

"Recent Landslides in San Onofre Bluffs State Park," South Coast Geological Society Guidebook, Oct. 20, 1979 Field Trip, Guidebook to Selected Geologic Features Coastal Areas of Southern Orange and Northern San Diego Counties, California, 1979.

"Recency of Faulting on the Mount Soledad Branch of the Rose Canyon Fault Zone in Northwestern Metropolitan San Diego," Annual Meeting Geological Society of America, San Diego, California, co-authored, 1979.

"Geology of the Proposed Camp Pendleton LNG Site, San Diego, California," American Association of Petroleum Geologist Guidebook No. 46, Geologic Guidebook of San Onofre Nuclear Generating Station and adjacent regions of southern California, 1979.

"Sandstones Cemented by a Relict Phyllosilicate, San Diego, California," Transactions of the San Diego Society of Natural History, Vol 18, No. 15, co-authored, 1977.

"Petrography and Metamorphism of the Morena Reservoir Roof Pendant, Southern California," California Division of Mines and Geology Special Report 129, co-authored, 1976.

"Petrography, Structure and Metamorphic History of a Metasedimentary Roof Pendant in the Peninsular Ranges, San Diego County, California," Cordilleran Section Annual Meeting, Geological Society of America, Pullman, Washington, co-authored, 1976.

PROFESSIONAL PROFILE

ROBIN DINARDO

Assistant Project Scientist

EDUCATION

M.S. Environmental Science, University of Illinois

B.S. Chemistry, University of Illinois

PROFESSIONAL ACTIVITIES

American Chemical Society

CERTIFICATION

OSHA 1910.120 Hazardous Waste Training

EXPERIENCE

Serves as an Assistant Project Scientist in the Environmental Group. Experience includes:

- Previously a chemist for an electric utility company in which responsibilities included performing wet chemical and AA analyses on water samples to ensure compliance with NPDES permits. Also, prepared interlaboratory quality control samples to validate capabilities of station personnel and filled in for the supervisor when necessary.

- Headed two year study of lead content in drinking water for electric utility. Organized and trained station personnel for sampling events. A total of over 500 samples were analyzed from over 50 sites.

- Project Manager for Phase I environmental assessments for land acquisition and refinancing purposes. Assessments included properties in Illinois, Texas, Missouri, Connecticut, Georgia and Massachusetts.

- Project Manager for Phase II environmental assessment. Supervised installation of groundwater monitoring wells, soil borings and test pits.

- Modeled leachate movement for landfill modification application. Maintained statistical database of leachate constituent concentrations and researched mobility of constituents.

- Research Assistant for the University of Illinois. Responsible for two year project involving the analysis of waste liquid from a dilute acid hydrolysis of cellulose waste-to-energy pilot plant for the Tennessee Valley Authority, greatly utilized GC/MS. Characterized contents of waste liquid for purposes of treatment and disposal.